QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 162706 DEEDQC
11/20/2018 01:52:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181120-0114294

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOV., 2018.

Notary Public

MY COMMISSION EXPIRES: 7-4-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barry George Payne	**Same**	**05910021200**
(NAME)	(NAME)	
3914 Crouch Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LATRICE BAXTER AND BARRY GEORGE PAYNE ("GRANTORS")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BARRY GEORGE PAYNE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 615 ON THE PLAN OF PHASE I, SETION V, HAYNES MANOR SUBDIVISION, AS OF RECORD IN BOOK 4460, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GEORGE B. PAYNE, BY WARRANTY DEED FROM ZEITLIN CONSTRUCTION COMPANY, INC., OF RECORD IN BOOK NUMBER 4665 PAGES 411 AND 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GEORGE B. PAYNE HAS SINCE DIED INTESTATE ON DECEMBER 7TH, 2005, LEAVING SAID PROPERTY TO WIFE, PEGGY DIANE PAYNE.

THE SAID PEGGY DIANE PAYNE HAVING SINCE DIED INTESTATE ON APRIL 2ND, 2018, LEAVING SAID PROPERTY TO DAUGHTER, LATRICE BAXTER, AND SON, BARRY GEORGE PAYNE AS HER SOLE HEIRS AT LAW PER AFFIDAVITS OF HEIRSHIP OF RECORD IN INTRUMENT NUMBERS 20181120-0114292 AND 20181120-0114293, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3914 Crouch Drive, Nashville, Tennessee 37207**

Witness our hands this the 10th day of November, 2018.

LATRICE BAXTER

BARRY GEORGE PAYNE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LATRICE BAXTER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2018.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARRY GEORGE PAYNE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2018.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY