Karen Johnson Davidson County
Batch# 458556 DEEDQC
08/17/2020 03:39:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200817-0092276

QUITCLAIM DEED

This instrument prepared by:
Karla C. Miller, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Dennis Payne 1901 3rd Avenue, North Nashville, TN 37208	New Owner	134 8 36

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Dennis Payne v. Ania Payne, Davidson County Fourth Circuit Court, No. 19D1653, and the consideration given for the transfer is the Parties' divorce.

LOUELLEN T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant- Dennis Payne

SUBSCRIBED AND SWORN TO before me this 27th day of June, 2020.

Notary Public

My Commission Expires: 05/09/2023

WHEREAS, Ania Payne, ("Grantor") and Dennis Payne ("Grantee") were married and are now divorced; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Final Judgment of Divorce and Marital Dissolution Agreement in that certain case styled Dennis Payne v. Ania Payne, Davidson County Fourth Circuit Court, No. 19D1653; and

WHEREAS, Grantor has agreed to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract or parcel of land herein below to the Grantee; and

NOW, THEREFORE, in consideration of the orders in Davidson County Fourth Circuit Court, No. 19D1653, Ania Payne, the Grantor, does hereby convey, remise, release and forever quitclaim unto Dennis Payne, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map of Boxwood Heights Subdivision, of record in Book 2331, Page 47, and amended in Book 2906, Page 339, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Lee Payne and wife, Ania W. Payne, by Warranty Deed from Linda DeMith and Pam Braun of record at Instrument No. 20170523-0051166, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to: All existing Easements and Restrictions of record.
Parcel ID # 134 8 36
This is **improved** property known as: **420 Ezell Pk, Nashville, TN 37217**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27th day of June, 2020.

Ania W Payne
ANIA PAYNE

STATE OF TN

COUNTY OF Davidson

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ANIA PAYNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2020.

Notary Public

My commission expires: 05/09/2023