Karen Johnson Davidson County
Batch# 458556 DEEDQC
08/17/2020 03:39:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200817-0092277

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	08104A00100C0

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.

HOUSTON E. 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 situated in Davidson County, Tennessee being Unit 1901A, as established in Declaration of Covenants, Conditions and Restrictions for The Element at 1901 3rd Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150605-0052746, as amended in Instrument No. 20150720-0070951, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
> Being the same property conveyed to Dennis Payne and Ania W. Payne, husband and wife, by Warranty Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company, of record at Instrument No. 20160425-0039659, Register's Office for Davidson County, Tennessee.
> This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.
> This is **improved** property also known as 1901 3rd Avenue North, Nashville, TN 37208-1617.

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 Payne
ANIA PAYNE

HOUSTON T. STUMATE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN)
)
COUNTY OF Davidson)

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