Karen Johnson Davidson County
Batch# 458556 DEEDQC
08/17/2020 03:39:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200817-0092279

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	096-13-0-106.00

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 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:

Lot 147, TWIN LAKES, as shown on plat of record in Plat Book 2331, Page 9, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ania Payne and Dennis Payne, wife and husband, by Warranty Deed from Michael Walker, a single man, of record at Instrument No. 20180222-0016792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of TWIN LAKES, as recorded in Plat Book 2331, Page(s) 9, in the Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2333, Page 51, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2831 Twin Lawn Dr., Nashville, Tennessee 37214.**

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

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.

Houston T Shumate
Notary Public

My commission expires: 05/07/2023