Karen Johnson Davidson County
Batch# 501519 DEEDQC
10/26/2020 11:13:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201026-0123733

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

JENNIFER L. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 23rd day of October, 2020.

Notary Public
My commission expires: 3-7-2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Roger Dart Livingston 2115 Yeaman Pl. Unit #408 Nashville, TN 37206	Owner	082150A07400CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for a consideration, the receipt and sufficiency whereof is hereby acknowledged, and for the express purpose of combining the two parcels described herein below, **ROGER DART LIVINGSTON AND KARLA JULIANA LIVINGSTON, HUSBAND AND WIFE,** hereinafter the Grantors, by these presents, do hereby convey, remise, release and quitclaim to **BRIAN LAVOY PAYNE, TRUSTEE, HIS SUCCESSORS AND ASSIGNS,** the following described parcels of land in Davidson County, Tennessee

Parcel One:

Storage Unit 2C, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-00788751, amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, and 20140804-0069914, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to ROGER DART LIVINGSTON AND KARLA JULIANA LIVINGSTON, HUSBAND AND WIFE, by warranty deed dated 09/15/16, from CPE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160921-0099240, Office of Davidson County, Tennessee Register of Deeds.

Parcel Two:

Unit 408 and Park ng Space 201, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060620-0078751, amended in Instrument Nos. 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283 and 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731 in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to ROGER D. LIVINGSTON AND KARLA J. LIVINGSTON, HUSBAND AND WIFE, by warranty deed dated June 20, 2017, from AUSTIN G. SCHROLL, UNMARRIED, of record in Instrument No. 20170620-0062065, Office of Davidson County, Tennessee Register of Deeds.

This is improved property located at 2115 Yeaman Place, Unit 408, Nashville, TN 37206.

ROGER DART LIVINGSTON IS ONE AND THE SAME PERSON AS ROGER D. LIVINGSTON. KARLA J. LIVINGSTON IS ONE AND THE SAME PERSON AS KARLA JULIANA LIVINGSTON.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

And now, I, the said **BRIAN LAVOY PAYNE, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance of transferring, assigning. and combining Parcel One with and to Parcel Two, do hereby convey, remise, release and forever quitclaim said parcels unto **ROGER DART LIVINGSTON AND KARLA JULIANA LIVINGSTON, HUSBAND AND WIFE,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

Witness our hands this 23 day of October, 2020.

ROGER DART LIVINGSTON

KARLA JULIANA LIVINGSTON

BRIAN LAVOY PAYNE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **ROGER DART LIVINGSTON AND KARLA JULIANA LIVINGSTON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2020.

Notary Public

My commission expires: 3-7-2023

JENNIFER L. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **BRIAN LAVOY PAYNE**, the 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 at Nashville, Tennessee, this 23rd day of October, 2020.

Notary Public

My commission expires: March 7, 2023

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 7, 2023

Notary!