# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 528109 DEEDQC
12/09/2020 11:38:52 AM 2 pgs
Fees: $13.00 Taxes: $314.50

20201209-0143639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November 2020.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024
(AFFIX SEAL)

PATRICIA J. HANSON NOTARY PUBLIC WILSON COUNTY TENNESSEE

**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) |
|---|---|---|
| **Jeffrey Payne**<br>**Adetola Payne** | **Same** | **14808014700**<br>**14808025000** |
| (NAME)<br>**3222 Penny Lane** | (NAME) | |
| (ADDRESS)<br>**Murfreesboro, TN 37130** | (ADDRESS) | |
| (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,

**LAWRENCE P. GERMAN, UNMARRIED** ("GRANTOR")

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

**JEFFREY PAYNE AND WIFE ADETOLA 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 NOS. 27-A AND 27-B, ZONE LOT DIVISION OF LOT 27 OF THE RESUBDIVISION OF A PORTION OF LOTS 27 AND 28, HAZELWOOD, SECTION 13, OF RECORD IN PLAT BOOK 6520, PAGE 654, WHICH AMENDS PLAT BOOK 4595, PAGE 185, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO LAWRENCE P. GERMAN BY WARRANTY DEED FROM MARGRETTE WOODROOF, UNMARRIED, RECORDED AUGUST 1, 1997 IN BOOK 10552, PAGE 812, 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: **4596 A & B Artelia Drive, Antioch, TN 37013**

Witness our hands this the 24 day of November, 2020.

**LAWRENCE P. GERMAN**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE P. GERMAN,** 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 24 day of November, 2020.

Notary Public

My Commission Expires: 8-20-2024

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY