Karen Johnson Davidson County
Batch# 544188 DEEDQC
01/04/2021 08:46:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20210104-0000075

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 7 day of December, 2020.

Notary Public

My commission expires: 5/3/2021

MINA GHOBRIAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires May 3, 2021

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Sammie Nelson Finney	**New Owner**	**11912009900**
35 Cameo Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SAMMIE NELSON FINNEY, RONALD M. PAYNE, JR., MARJORIE J. TILLEY, JULIE A. STANHOPE, HEATHER MARKS, and ASHLEY ROMAN, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto SAMMIE NELSON FINNEY, for life, remainder in fee simple to RONALD M. PAYNE, JR., a one-fourth undivided interest, MARJORIE J. TILLEY, a one-fourth undivided interest, JULIE A. STANHOPE, a one-fourth undivided interest, HEATHER MARKS, a one-eighth undivided interest, and ASHLEY ROMAN, a one-eighth undivided interest, all as tenants in common, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Battlewood, Section I, of record in Book 1835, Page 31, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ronald M. Payne and wife, Anna K. Payne, by Warranty Deed from Jack Morris and wife, Mary B. Morris, Ronald M. Payne died on/about 4/30/68 leaving Anna K. Payne as surviving tenant by the entirety. Anna K. Payne subsequently married Sammie Nelson Finney. Anna K. Payne aka Anna Kimbro Payne Finney died intestate on 11/6/04, survived by her husband, Sammie Nelson Finney, Ronald M. Payne, Jr., son, Marjorie J. Tilley, daughter, and Julie A. Stanhope, daughter. Anna K. Payne aka Anna Kimbro Payne Finney was predeceased by a daughter, Janet L. Sullivan, who died on/about 2/19/10. Janet L. Sullivan was survived by her sole two issue, Heather Marks and Ashley Roman.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 35 Cameo Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 7th day of December, 2020.

SAMMIE NELSON FINNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Sammie Nelson Finney, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of November, 2020.

My commission expires: 03/08/2022

NOTARY PUBLIC

MARIO MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ronald M Payne Jr.
RONALD M. PAYNE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Ronald M. Payne, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of November, 2020.

My commission expires: 03/08/2022

NOTARY PUBLIC

MARIO MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MARJORIE J. TILLEY

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Marjorie J. Tilley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of November, 2020.

My commission expires: 06/18/2023

NOTARY PUBLIC

JOHN M. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 06/18/2023

JULIE A. STANHOPE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Julie A. Stanhope, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of Nov, 2020.

My commission expires: 2-2-2021

NOTARY PUBLIC

WILSON COUNTY
LYNN DAUGHERTY
STATE OF TENNESSEE NOTARY PUBLIC

HEATHER MARKS

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Heather Marks, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of December, 2020.

My commission expires: 4/23/2024

NOTARY PUBLIC

KAITLIN FANNING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ASHLEY ROMAN

STATE OF Kentucky
COUNTY OF Hardin

Personally appeared before me, a Notary Public of said County and State, Ashley Roman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of November, 2020.

My commission expires: 10/29/2022 #611550

NOTARY PUBLIC

BRYCE MESSENGER NOTARY PUBLIC STATE AT LARGE, KY.

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

