Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 582570 DEEDQC
03/03/2021 10:34:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210303-0027289

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027
File 210133003

ALEXANDRA LENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2021.

Notary Public

My Commission Expires: 05/03/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody H. Payne and Kaera Payne, 136 Kingston Street Nashville, TN 37207	New Owner	071 03 0 152.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cody Payne, a married person,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Cody H. Payne and Kaera Payne, husband and wife, their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of A Resubdivision of Lots 153 & 154 J. B. Haynies Oriental Subdivision of record in Plat Book 4955, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cody Payne, an unmarried person, by Warranty Deed from Mary A. Barnes, unmarried and Carolyn M. Barnes, unmarried, of record in Instrument No. 20161104-0116737, in the Register's Office of Davidson County, Tennessee, dated November 1, 2016 and recorded on November 4, 2016.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February 2021.

Cody Payne

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Cody Payne, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of February 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024