THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 210233364

Karen Johnson Davidson County
Batch# 633120 DEEDQC
05/11/2021 12:37:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210511-0063354

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 4 day of May, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew E. Payne and Kara K. Payne 1416 Gartland Avenue Nashville, TN 37206	New Owner	083 09 0 341.00

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, **Matthew E. Payne, a married Man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Matthew E. Payne and Kara K. Payne, husband and wife,** their heirs and assigns, all of their 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. 80 as shown on the Plan of the Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Book 57, Page 66, 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 Matthew E. Payne, an Unmarried Man, by Warranty Deed from Pantheon Development Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20130409-0035111, in the Register's Office of Davidson County, Tennessee, dated April 03, 2013 and recorded on April 09, 2013.

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 4th day of May 2021.

Matthew E. Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Matthew E. 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 4th day of May 2021.

Notary Public
My Commission Expires:

