Karen Johnson Davidson County
Batch# 660388 DEEDQC
06/21/2021 09:19:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210621-0083034

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2021.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Teresa Tanner Payne PO Box 158388 Nashville, Tennessee 37215	New Owner	Map and Parcel No.: 103-16-0E-001.00

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, **Robert Payne and Teresa Payne, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Teresa Tanner Payne, married,** her 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:

A certain Condominium Unit in Davidson County, Tennessee, being Unit No. 1 of Whitland Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 5200, Page 597, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with an appurtenant undivided 2.85% interest in the common elements of the Condominium and the Whitland Place Homeowners' Association, as described in Book 6131, Page 722, et seq., in said Register's Office.

Being the same property conveyed to Robert Payne, and Teresa Payne, husband and wife by Warranty Deed from Justin W. Leach and wife, Kerry D. Leach, dated May 4, 2021 and recorded May 6, 2021 and of record in Instrument No. 20210506-0060881, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 3901 Whitland Avenue # 1, Nashville, Tennessee 37205

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 conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 18 day of June, 2021.

Robert Payne **Teresa Payne**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Payne** and **Teresa Payne**, 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, at Office, this 18th day of June, 2021.

Notary Public

My Commission Expires: _____

