Karen Johnson Davidson County
Batch# 672363 DEEDQC
07/07/2021 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $728.40
20210707-0091416

Return to:

BCA -AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON PA 19034
FILE NO. 21165379R

21165379R-QCD

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEREMY M. PAYNE	JEREMY M. PAYNE	061 15 0 192.00
1226 SUNNYMEADE DRIVE NASHVILLE, TN 37216	1226 SUNNYMEADE DRIVE NASHVILLE, TN 37216	

Consideration of $196,864.31
based on 1/2 of unpaid principal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JEREMY M. PAYNE AND ALEXANDRA PAYNE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JEREMY M. PAYNE, MARRIED DEALING WITH HIS SOLE AND SEPARATE PROPERTY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31, BLOCK A ON THE PLAN OF RE-SUBDIVISION OF SUNNYMEADE UNIT NO. 1 AND SUBDIVISION OF SUNNYMEADE UNIT NO. 2, OF RECORD IN PLAT BOOK 974, PAGES 56 AND 57, 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 PREMISES CONVEYED UNTO JEREMY M PAYNE AND ALEXANDRA PAYNE, HUSBAND AND WIFE, BY VIRTUE OF WARRANTY DEED FROM RYAN MCKEOWN AND LYNNE DAVIS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, DATED JUNE 6, 2017, RECORDED JULY 11, 2017, IN INSTRUMENT: 20170711-0069707.

PARCEL ID: 061 15 0 192.00

Property known as, 1226 SUNNYMEADE DRIVE, NASHVILLE, TN 37216

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

Witness my hand this 22 day of June, 2021.

JEREMY M. PAYNE

ALEXANDRA PAYNE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Sophie Bransford of the state and county mentioned, personally appeared **JEREMY M. PAYNE and ALEXANDRA PAYNE**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Sophie Bransford
My Commission Expires: 3/16/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 196,864.31

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 22 day of June, 2021.

Notary Public
My commission expires: 3/16/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, WINTER CONNELL, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 22, 2021** (date of document).

Affiant Signature

6/29/2021
Date

State of FL

County of BREVARD

Sworn to and subscribed before me this 29TH day of JUNE, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.