Karen Johnson Davidson County
Batch# 809519 DEEDQC
02/22/2022 01:48:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220222-0020038

QUITCLAIM DEED

This document is prepared by Charles R Frazier, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

FROM: Andre LaMonte Payne, Sr., Individually.

TO: Andre LaMonte Payne, Sr., Trustee U/A/D January 14, 2022, of the Andre Payne Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto.

MAP/PARCEL NUMBER: 059-11-0-168.00

Name and Address of Property Owner: Andre LaMonte Payne, Sr.
693 Rowan Drive
Nashville, TN 37207

Send Tax Bills To: (SAME)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The Actual Consideration for this transfer is: No Monetary Consideration

MIKAYLIA ALEECE WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-29-2024

Affiant

Subscribed and sworn to before me, this date: 1-15-2022

Notary Public

My Commission Expires: 7/29/2024

I hereby QUITCLAIM to Andre LaMonte Payne, Sr., Trustee and any Successors trustees thereto, U/A/D/ January 14, 2022, and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being Lot No. 492, HAYNES MANOR, SECTION 4, as shown on plat of record in Book 4175, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

(Description Continued on Next Page)

Said Lot No. 492 is described as follows: Beginning at a point in the Southerly margin of Baldwin Court, at the corner of Lots 492 and 493; thence with the line between said lots, Southerly 157.7 feet to a point; thence Northwesterly 37.18 feet to a point; and continuing Northwesterly 99,51 feet to a point in the Easterly margin of Rowan Drive; thence with the same, Northerly along a slight curve, 99.69 feet to a point at the beginning of a curve; thence around said curve, Northeasterly 36.46 feet to a point in the Southerly margin of Baldwin Court; thence with the same, Easterly 82. 7 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND ALL OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

Being the same property conveyed to Andre LaMonte Payne, Sr. from ANDRE L. PAYNE, SR., EXECUTOR OF THE ESTATE OF PATRICIA ANN PAYNE, by deed of record at Instrument Number DB-20200727 0082040

This is improved property known as 693 Rowan Dr. Nashville, TN 37207

Note 1: The Grantor and the Grantee are one and the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: Andre LaMonte Payne, Sr. and Andre L. Payne, Sr. are one and the same persons.

Witness my hand on the 15th day of January 2022.

Andre L Payne

GRANTOR: Andre LaMonte Payne, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

personally appeared before me, ~~Katie L Clark~~ MiKaylia Washington, a Notary Public in and for said County and State, the within named Andre Lamonte Payne, Sr., the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on January 15th 2022.

Notary Public

My Commission Expires: 7/29/2024

MIKAYLIA ALEECE WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-29-2024