BOX 10-B

Karen Johnson Davidson County
Batch# 845690 DEEDQC
04/26/2022 10:28:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220426-0047758

COUNTY OF DAVIDSON — DEBORAH J. COHEN — STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: March 23, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD PAYNE & MARY PAYNE	**SAME**	**091-02-0-318.00**
(NAME) **5507 CALIFORNIA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

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, **I, RICHARD PAYNE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **RICHARD PAYNE AND WIFE, MARY PAYNE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 1414 and 1416 of Block No. 46, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said Lots Nos. 1414 and 1416 adjoin and front together 50 feet on the South side of California Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Richard Payne from John Buzanowski and George Buzanowski by deed dated August 31, 1999, of record in Book 11659, Page 480, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED.****

Unimproved ( )
This is improved(X) property, known as **5507 CALIFORNIA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 22nd day of April, 2022.

Richard Payne
RICHARD PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 22nd of April, 2022.

My commission expires: March 3, 2026

Deborah J Cohen
Notary Public

COUNTY OF DAVIDSON
DEBORAH J. COHEN
STATE OF TENNESSEE
NOTARY PUBLIC