After Recording Return to:

Karen Johnson Davidson County
Batch# 847099 DEEDQC
04/28/2022 10:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220428-0049094

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
059 11 0 168.00

3/3

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (f) }
[this deed is being executed to convey property into a revocable trust]

20220428004781

New Owner/ Property Being Conveyed
Andre LaMonte Payne, Sr., Trustee
693 Rowan Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 11 day of April, 2022, between ANDRE LAMONTE PAYNE, SR., and DEBRAH LOUISE PAYNE, husband and wife, residing at 693 Rowan Drive, Nashville, TN 37207, collectively hereinafter referred to as "**Party of the First Part**" and 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, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargains, sells remises, releases and QUIT-CLAIMS unto the said Party of the Second Part, the following described premises, to wit:

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. 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.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO ANDRE LAMONTE PAYNE, SR., AND DEBRAH LOUISE PAYNE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES FROM 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 BY QUITCLAIM DEED RECORDED _____ AS DOCUMENT NO. _202204280049092___, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 693 Rowan Drive, Nashville, TN 37207
The legal description was obtained from a previously recorded instrument.

This space was intentionally left blank

Signature page to follow

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Andre Lamonte Payne Jr — Debrah Louise Payne

ANDRE LAMONTE PAYNE, SR. DEBRAH LOUISE PAYNE

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 11 day of April, 2022, before me personally appeared ANDRE LAMONTE PAYNE, SR., and DEBRAH LOUISE PAYNE, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 1-28-2024

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 $ 10.

Andre Lamonte Payne Jr — Debrah Louise Payne

ANDRE LAMONTE PAYNE, SR. DEBRAH LOUISE PAYNE

Subscribed and sworn to before me this 11 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 1-28-2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

DERRICK M BRADSHAW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATION OF TRUST

The undersigned declare(s) under penalty of perjury under the laws of the State of Tennessee that the following is true and correct:

1. The Trust known as Andre Payne Revocable Living Trust Agreement executed on 1/14/2022, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): I
3. The name(s) of the currently acting trustee(s) is (are): Andre La Monte Payne SR.
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
   - ✓ Power to acquire additional property.
   - ✓ Power to sell and execute deeds.
   - ____ Power to encumber, and execute deeds of trust.
   - ____ Other: ____
5. The Trust is (check one): ____ Revocable ✓ Irrevocable
   The name of the person who may revoke the Trust is: N/A
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): ____, whose name(s) is (are): Andre La Monte Payne SR
7. Title to Trust assets is to be taken as follows: Andre Payne Revocable Living Trust Agreement
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: 4/11/2022

Andre Lamonte Payne Jr
TRUSTEE

TRUSTEE

Notary Acknowledgment

State of Tennessee
County of Davidson

This instrument was acknowledged before me on April 11, 2022 by Andre Lamonte Payne SR, Debrah Louise Payne

Notary Public
My commission expires: 1-28-2024

(seal)

DERRICK V. BRASWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202204280049094

Tennessee Certification of Electronic Document

I, Josh Ellison, 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 4/11/2022 (date of document).

Affiant Signature

4/11/2022
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 11th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

Malu M. Goff
Notary Public, State of Texas
My Comm. Exp. 04/23/2025
Notary ID 12999717-6