Karen Johnson Davidson County
Batch# 886145 DEEDQC
07/08/2022 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220708-0079004

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James O. Payne** ("Grantor"), a widow , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Amanda Berlemeier,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No.44 on the Map of Riverwood Terrace, as of record in Book 1835, Page 134, Register's Office for said County.

Said Lot. No. 44 fronts 132.98 feet on the northwesterly side of Cooper Lane and runs back 206.86 feet on the northerly line and 108.03 feet on the southerly line to a dead line in the rear, measuring 172.28 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to James O. Payne and wife, Virginia Payne, by Warranty Deed of record at **Book 4334, Page 621** in said Register's Office. The said Virginia Payne having deceased on May 28, 2022, leaving James O. Payne as the surviving tenant by entirety.

IN TESTIMONY WHEREOF I have executed this instrument the 8TH day of **July, 2022.**

James O. Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **James O. Payne,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8TH day of **July, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 8 day of **July, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**2805 Cooper Lane** **Nashville, TN 37216**
TAX PARCEL NO.:	073 06 0 006.00
PROPERTY OWNER: OWNER'S ADDRESS:	**Amanda Berlemeier** **2805 Cooper Lane** **Nashville, TN 37216**
MAIL TAX BILLS TO:	**Amanda Berlemeier** **2805 Cooper Lane** **Nashville, TN 37216**

Certificate of Authenticity

I, Holly A Mason, 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 the 8 day of July, 2022.

Affiant Signature

7/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY