QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 922407 DEEDQC
09/28/2022 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220928-0107132

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Sep 27, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Payne, Seanna Parker & Frank Mitchell 303 N. 9th Street, Nashville, TN 37206	Same as New Owner	082 12 0 121.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that James Payne, a married man, Seanna Parker, an unmarried woman, and Frank Mitchell, a married man, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto James Payne, a married man, Seanna Parker, an unmarried woman, and Frank Mitchell, a married man, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

BEING LOT NO. 170 ON THE MAP OF NEIL S. BROWN'S ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 170 FRONTS 50 FEET ON THE EASTERLY SIDE OF NINTH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

Being the same property conveyed to Veda Payne by Quitclaim Deeds from April Parker, Joan Harden, Nikoila McMillan, Carolyn Parker, Andrew Boyd, Richard Parker, Robert Parker, and Wayne L. Parker Jr, of record in Instrument Nos. 20020219-0020899, 20020219-0020900, 20020219-0020901, 20020219-0020902, 20020219-0020903, 20020219-0020904, 20021121-0144869, and 20021121-0144870, of record in Register's Office for Davidson County, Tennessee. See Affidavit of Heirship of record in Instrument No. 20020219-0020898, Register's Office for said County. Veda Payne has since died intestate, leaving James Payne, Seanna Parker, and Frank Mitchell as her only heirs. See Affidavit of Heirship of record in Instrument No. 202209280107131, Register's Office for said County.

This is improved property, known as 303 N. 9th Street, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on September 21, 2022.

James Payne

STATE OF Tennessee

COUNTY OF Davidson

On September 21, 2022, before me personally appeared James Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 21,, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

WITNESS my hand on 9-19-, 2022.

Seanna Parker

STATE OF Tennessee

COUNTY OF Davidson

On September 19, 2022, before me personally appeared Seanna Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 19,, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

WITNESS my hand on 9/22/22, 2022.

Frank Mitchell

STATE OF IL

COUNTY OF COOK

On 9/22, 2022, before me personally appeared Frank Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 9/22,, 2022.

NOTARY PUBLIC

My Commission Expires: 8/14/24

OFFICIAL SEAL
SEJAL PATEL
Notary Public, State of Illinois
My Commission Expires 08/14/2024

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on September 22, 2022.

John Cobb Rochford

September 22, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on September 22, 2022.

Brooke Sobo

My commission expires: 9/8/25

