(1)

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation

ADDRESS NEW OWNER:	Andre L. Payne, Sr. Debrah L. Bryant Payne 693 Rowan Drive Nashville, TN 37207
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	059 11 0 168.00

Karen Johnson Davidson County
Batch# 1023495 DEEDQC
07/07/2023 08 24 15 AM 4 pgs
Fees. $22 00 Taxes. $0.00

20230707-0051830

Prepared by: Cindy S Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andre Payne, Trustee, or his successors in interest, of the Andre Payne Living Trust dated January 14, 2022, and any amendments thereto,** (herein "Grantor") by these presents do hereby quitclaim and convey all of said interest unto **Andre L. Payne, Sr., and Debrah L. Bryant Payne, husband and wife,** (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County, Tennessee,** 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 conveyed 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, from ANDRE LAMONTE PAYNE, SR., and DEBRAH LOUISE PAYNE, husband and wife, by Deed of record in Instrument No. 20220428-0049094, Register's Office for Davidson County, Tennessee.

Andre Payne, Trustee, is one and the same person as Andre Lamonte Payne, Sr., Trustee.

This property has a common address of 693 Rowan Drive, Nashville, TN 37207.

See Certification of Trust attached here to and made a part hereof.

Said property is conveyed subject to such limitations, restriction, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of June 2023.

Andre Payne, Trustee, or his successors in interest, of the
Andre Payne Living Trust dated January 14, 2022, and
any amendments thereto

STATE OF TENNESSEE
COUNTY OF Davidson
I HEREBY CERTIFY, that on the 9th day of June 2023, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Andre Payne, Trustee, or his successors in interest, of the Andre Payne Living Trust dated January 14, 2022, and any amendments thereto, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.
AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION. 11-3-25

SARAH WINFREE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 9th day of June 2023.

Notary Public
My Commission Expires 11-3-25

PayneQCDLGL

SARAH WINFREE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the "Andre Payne Living Trust dated January 14, 2022" (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is:
   "Andre Payne Living Trust dated January 14, 2022"
   The name of the Grantor(s): Andre Payne
2. The name of the currently acting Trustee of the trust: Andre Payne
3. The Trustees may exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in the Tennessee Fiduciaries' Powers Act.
4. The trust is revocable until the death of the Grantor. During either of the Grantor's life, he may revoke the Trust.
5. There are no other acting Trustees other than Andre Payne.
6. Title to assets held in the trust will be titled as:
   Andre Payne, Trustee, or his successors in interest, of the Andre Payne Living Trust dated January 14, 2022, and any amendments thereto
7. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
8. The named successor Trustees are:
   a. If I am unable to serve as Trustee, the following persons are designated as Trustee in this order:
      i. Debrah L. Bryant;
      ii. Danita Q. Berry; then
      iii. Angelo A. Bryant
9. The trust qualifies as a "Grantor Trust" under Sections 671 to 677 of the Internal Revenue Code so that, for federal income tax purposes, Andre Payne, will be treated as the owner(s) during his lifetime.
10. The taxpayer identification number of the trust is the Social Security number of Andre Payne.
11. Assets owned by the trust should be titled as follows: "Andre Payne, Trustee of the "Andre Payne Living Trust dated January 14, 2022."
12. The undersigned Trustee states that, to the best of the Trustee's knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations in this Certification of Trust to be incorrect.
13. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the co-Trustee.
14. The undersigned Trustee is currently the acting Trustee of the trust and declares that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.
15. Andre Payne is one and the same person as Andre Lamonte Payne, Sr.

(SIGNATURE PAGE TO FOLLOW)

This Certification of Trust is dated effective as of June 7, 2023.

Andre L Payne Jr TRUSTEE

Andre Payne, Trustee, or his successor in interest, of the "Andre Payne Living Trust dated January 14, 2022"

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **the within named Andre Payne, Trustee, or his successor in interest, of the "Andre Payne Living Trust dated January 14, 2022"** 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 as his free act and deed..

Witness my hand and official seal, this the 9th day of June 2023.

Sarah W Winfree

Notary Public

My Commission Expires: 11-3-25

SARAH WINFREE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025