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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 Payne, Trustee, or his successors in interest, of the Andre Payne Living Trust dated January 14, 2022, and any amendments thereto 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 2 pgs
Fees $12 00 Taxes $0 00
20230707-0051832

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 L. Payne, Sr., and Debrah L. Bryant Payne, husband and wife,** (herein "Grantor") by these presents do hereby quitclaim and convey all of said interest unto **Andre Payne, Trustee, or his successors in interest, of the Andre Payne Living Trust dated January 14, 2022, and any amendments thereto,** (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 L. Payne, Sr., and Debrah L. Bryant Payne, husband and wife,** from **Andre Payne, Trustee, or his successors in interest, of the Andre Payne Living Trust dated January 14, 2022, and any amendments thereto,** by Deed of record in Instrument No. 20230707-0051830 Register's Office for Davidson County, Tennessee.

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

Said property is conveyed subject to such limitations, restrictions, 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 L Payne, Sr.

Debrah L. Bryant Payne

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 L.Payne, Sr., and Debrah L. Bryant Payne, husband and wife, 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 TRUSTEE

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

Notary Public
My Commission Expires 11-3-25

PayneQCD2LGL

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