Karen Johnson Davidson County
Batch# 1024442 DEEDQC
07/10/2023 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230710-0052485

**PREPARED BY:**

*Robert J. Hazard, Esq.*
HAZARD LAW, PLLC
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615.208.4532 | ROB@HAZARD.LAW
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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

**AFFIANT**

Subscribed and sworn to before me on this day, July 10, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 05/16/2027

**New Owner Address:**
Thomas Anderson Payne and
Helen Gray Thomas Payne, Co-Trustees
607 Linden Square
Nashville, TN 37215

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
117 01 0D 180.00

## QUITCLAIM DEED

**Gray Thomas Payne and Thomas Anderson Payne, wife and husband** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Thomas Anderson Payne and Helen Gray Thomas Payne, Co-Trustees of the Payne Family Trust, dated June 28, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **June 28, 2023**.

Thomas Anderson Payne

Gray Thomas Payne

STATE OF Maine )
COUNTY OF Knox )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas Anderson Payne and Gray Thomas Payne**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 28, 2023.

Notary Public

My Commission Expires: _____

STEPHEN W. HANSCOM
Notary Public-Maine
My Commission Expires
February 20, 2024

## EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 626 on the Plat of Linden Square, Lot 6, as of record in Plat Book 5210, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit and established in the Master Deed ok Record in Book 5386, Page 225, said Register' s Office.

Being the same property conveyed to Gray Thomas Payne and Thomas Anderson Payne, wife and husband from George Harrison Armistead, III and spouse, Lydia Thomas Armistead by deed of record in Instrument No. 20200605-0058231, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 607 Linden Square, Nashville, TN 37215.

### CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 June 28, 2023.

Affiant Signature

7/10/2023
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, July 10, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 05/16/2027