QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1040483 DEEDQC
08/21/2023 11 30 06 AM 5 pgs
Fees $27 00 Taxes $0 00

20230821-0064965

AJ-AOH-QCD-23-35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026 (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ronald M. Payne, Jr., et alia	**New Owners**	
(NAME)	(NAME)	
35 Cameo Drive		**11912009900**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald M. Payne, Jr., Julie A. Stanhope, Richard Sullivan, Heather Marks, Ashley Roman, Jeffrey Tilley, Brandon Smith, and Stephen Smith,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Ronald M. Payne, as to a one-fourth undivided interest, Jr., Julie A. Stanhope, as to a one-fourth undivided interest, Heather Marks, as to a one-eighth undivided interest, Ashley Roman, as to a one-eighth undivided interest, Jeffrey Tilley, as to a one-twelfth undivided interest, Brandon Smith, as to a one-twelfth undivided interest, and Stephen Smith, as to a one-twelfth undivided interest**, hereinafter called the Grantees, their heirs, successors, and assigns, all Grantors' right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 74 on the Plan of Battlewood, Section I, of record in Book 1835, Page 31, Register's Office of said County, to which reference is hereby made for a more particular description

Being the same property conveyed to **Ronald M. Payne and wife, Anna K. Payne**, by Warranty Deed from **Jack Morris and wife, Mary B. Morris**, of record in **Book 3135, Page 639**, in the Register's Office for Davidson County, Tennessee

The said **Anna K. Payne, aka Anna Kimbro Payne Finney,** being the remaining tenant by the entirety upon the death of her husband, **Ronald M. Payne,** on 4/30/68, died herself on November 6, 2004 Upon the death of **Anna K. Payne, aka Anna Kimbro Payne Finney,** the property vested completely in her heirs at law **Sammie Nelson Finney, Ronald M. Payne, Jr., Marjorie J. Tilley, Julie A. Stanhope, and Janet L. Sullivan** The said **Janet L. Sullivan**, having since passed on February 19, 2010, her interest in the property vested in her heirs at law **Richard Sullivan, Heather Marks, and Ashley Roman** The said **Marjorie J. Tilley**, having since passed on August 2, 2022, her interest in the property vested in her heirs at law **Jeffrey Tilley, Brandon Smith, and Stephen Smith**

The information of the preceding paragraph being evidenced by Affidavits of Heirship of record in Instrument Nos **20230630-0050349** and **20230802-0059628,** Register's Office for Davidson County, Tennessee

The said **Sammie Nelson Finney,** having a life estate in the property as evidenced by Quitclaim Deed of record in **Instrument No. 20210104-0000075** in the Register's Office for Davidson County, Tennessee, passed on November 22, 2022

Said property is conveyed subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **35 Cameo Drive, Nashville, TN, 37211**

Witness my hand this the 3rd day of August, 2023

Ronald M. Payne, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Ronald M. Payne, Jr.**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Julie A. Stanhope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Julie A. Stanhope**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Richard Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Richard Sullivan**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 15th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Heather Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Heather Marks**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 4th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Brandon Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brandon Smith**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 16th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

Stephen Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Stephen Smith**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 16th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

Ashley Roman

STATE OF Virginia
COUNTY OF Newport News

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Ashley Roman**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 7 day of August, 2023

Notary Public
My Commission Expires May 31, 2026
(SEAL)

SHANNA RAY TAYLOR
NOTARY PUBLIC
REG. #7131847
COMMONWEALTH OF **VIRGINIA**
MY COMMISSION EXPIRES **MAY 31, 2026**

Jeffrey Tilley

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jeffrey Tilley**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 15th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON