Karen Johnson Davidson County
Batch# 1044926 DEEDQC
08/31/2023 11 44 09 AM 3 pgs
Fees $17 00 Taxes $0 00
20230831-0068332

**THIS INSTRUMENT PREPARED BY:**
Bradley Arant Boult Cummings LLP (rjn)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| V. Michael Payne<br>Debra Payne<br>5104 Central Pike<br>Mt. Juliet, TN 37122 | Same | 086 04 0B 083.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 30th day of Aug. 2023

Notary Public

My Commission Expires 11/6/2024

KATHERINE W EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2024

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, V. MICHAEL PAYNE, pursuant to Tennessee Code Annotated Section 66-1-109, by these presents do hereby quitclaim and convey unto V. MICHAEL PAYNE and wife, DEBRA PAYNE, as tenants by the entireties, our heirs and assigns, all of my right, title and interest, whatever that may be, in and to that certain tract or parcel of improved property located in Davidson County, Tennessee and more fully described on **Exhibit A** attached hereto and incorporated herein by reference.

This improved property is known as 5016 Tulip Grove Lane, Hermitage, Tennessee 37076.

As permitted by Tennessee Code Annotated Section 66-1-109, this conveyance is made for the purpose of creating an estate by the entireties in and to the entire interest in the property described herein previously held by the undersigned individually.

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

WITNESS my hand this 30th day of August, 2023.

V. MICHAEL PAYNE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of the State and County aforesaid, personally appeared **V. MICHAEL PAYNE**, the within named bargainor, with whom I am personally acquainted (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 at Nashville, Tennessee, this 30th day of August, 2023.

Katherine W. Eidson
Notary Public

My Commission Expires:

11/6/2024

KATHERINE W EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2024

*[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEES' AND GRANTOR'S REQUEST]*

**EXHIBIT A**

Property Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 38, ON THE PLAN OF SECTION THREE, SUNSET OAKS, OF RECORD IN PLAT BOOK 9700, PAGE 198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO V. MICHAEL PAYNE BY QUIT CLAIM DEED FROM V. MICHAEL PAYNE AND SPOUSE, DEBRA PAYNE OF RECORD IN INSTRUMENT NO. 20161006-0106100, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.