Karen Johnson Davidson County
Batch# 1087864 DEEDQC
01/03/2024 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000550

QUITCLAIM DEED

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 3 DAY OF Jan, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JM-QCD-23-4596AB

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcelo Lemus, married	**NEW OWNER**	
(NAME)	(NAME)	**14808014700 & 14808025000**
5751 Cane Ridge Rd.,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY PAYNE AND WIFE, ADETOLA PAYNE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARCELO LEMUS, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's 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 Nos. 27-A and 27-B, Zone Lot Division of Lot 27 of the Resubdivision of a Portion of Lots 27 and 28, Hazelwood, Section 13, of record in Plat Book 6520, Page 654, which amends Plat Book 4595, Page 185, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Payne and wife Adetola Payne by Quitclaim Deed from Lawrence P. German, unmarried dated November 24, 2020 and recorded on December 9, 2020 in Instrument No. 20201209-0143639, Register's Office for Davidson County, TN.

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: **4596 Artelia Dr A & B, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 21 day of December, 2023.

Jeffrey Payne

Jeffrey Payne

Adetola Payne

Adetola Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of December, 2023.

Notary Public
My Commission Expires: 8.21.27
(SEAL)

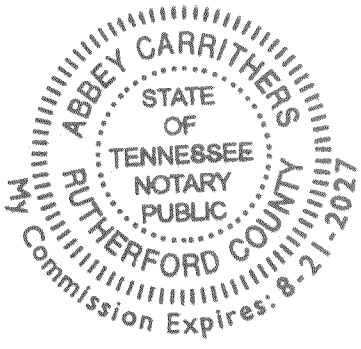


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADETOLA 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of December, 2023.

Notary Public
My Commission Expires: 8.21.27
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Jordan T. Myers, do hereby make oath that I am a licensed attorney and/or 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 12/21/23 (date of document).

Affiant Signature

Date 12/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of Dec, 2023.

Notary's Signature

MY COMMISSION EXPIRES: LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024