Karen Johnson Davidson County
Batch # 1119626 DEEDQC
04/05/2024 11:27:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240405-0024266

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Julie Payne 7545 Rolling River Parkway Nashville, TN 37221

Order Number: NTN-1399253

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Tony Jay Payne and Julie Payne, aka Julie Carol Payne, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Julie Payne, a married woman,** whose address is 7545 Rolling River Parkway, Nashville, TN 37221, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 328 on the Plan of Rolling River Estates, Phase IV, as of record in Plat 5200, Pages 184 and 185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to.
the Plan of record in Plat Book 5200, Pages 184 and 185, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

Subject to Restrictive covenants contained in an instrument of record in Book 4892, Page 689, Book 5463, Page 238, Book 4788, Page 950 and Book 4871, Page 640, Register's Office for Williamson County, Tennessee.

Subject to By-Laws of record in Book 4892, Page 679 and Book 5463, Page 238, Register's Office for Williamson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 141 11 0A 019.00
Street address of property: 7545 Rolling River Parkway, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20011226-0142129 in the Register's Office, Davidson County, Tennessee.

Signed this 20th day of March, 2024

Signature of Grantor(s):

Tony Jay Payne

Julie Payne, aka Julie Carol Payne

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20th day of March, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Tony Jay Payne and Julie Payne, aka Julie Carol Payne known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

JOHN E. LYNN
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 141 11 0A 019.00
Street address of property: 7545 Rolling River Parkway, Nashville, TN 37221

Oath of Consideration

I or we, JOHN LYNN, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 20th day of MARCH, 2024.

Signatures of Affiant(s):

Sworn and subscribed before me this 20th day of March, 2024.

Notary Public

JOHN E. LYNN
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD