This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1151732 DEEDQC
06/27/2024 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048366

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Brandyn L. Payne, Trustee Brandyn L. Payne Trust 233 Craighead Ave. Nashville, TN 37205	DAS Acquisition Company, LLC 12140 Woodcrest Executive #150 St. Louis, MO 63141	104 13 0 091.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Brandyn L. Payne (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Brandyn L. Payne, Trustee, and her successors in trust, of the Brandyn L. Payne Trust dated June 27, 2024 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 23 Myrtlewood Subdivision of record in Book 4350, page 88, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandyn L. Payne, a single person, by Warranty Deed from Scott L. Holder and Suzanne R. Holder, husband and wife, dated February 23, 2015, of record in Instrument No. 20150225-0016066 in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 233 Craighead Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including: The Plan, with Owner's Certificate, of record in Book 4350, page 88, said Register's Office, which Plan shows a 30, foot minimum building setback line from Craighead Avenue and a 15 foot minimum setback line from Rolland Road, and a 10 foot easement for public utility and drainage purposes along the northerly and westerly line(s) of said lot.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 27th day of June, 2024.

Brandyn L. Payne, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brandyn L. Payne, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of June, 2024.

Notary Public

My Commission Expires: March 3, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Brandyn L. Payne, Affiant

Subscribed and sworn to before me this 27th day of June, 2024.

Notary Public

My Commission Expires: March 3, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 June 27, 2024.

Carolyn S. Wenzel

June 27, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of June, 2024.

Notary Public

My Commission Expires: 7/7/25



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