Karen Johnson Davidson County
Batch# 1280929 DEEDQC
06/03/2025 03:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250603-0043648

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Richard J. Payne, Trustee, Affiant

Subscribed and sworn to before me, this 3rd day of June, 2025.

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard J. Payne and/or		
Barbara Keith Payne, Trustees	SAME	114-15-0-003.00
2108 Timberwood Place		119-06-0-014.00
Nashville, TN 37215-5010		081-08-2A-002.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard J. Payne and wife, Barbara Keith Payne**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard J. Payne and/or Barbara Keith Payne, Trustees of the Richard & Barbara Keith Payne Living Trust, established by the Revocable Trust Agreement of Richard J. Payne and Barbara Keith Payne dated June 3, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 3rd day of June, 2025.

Richard J. Payne

Barbara Keith Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard J. Payne and Barbara Keith Payne, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2025.

My Commission Expires: _____

ALICE M BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Tract 1 - Map-Parcel -114-15-0-003.00

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 9 on the plan of Highland Court as of record in Plat Book 2330, Page 82, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard J. Payne and Barbara Keith Payne, husband and wife, by deed from Neal Lampley and Mary Lampley, husband and wife, of record in Instrument No. 20101229-0103262 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2109 Timberwood Place, Nashville, Tennessee 37215.

Tract 2 - Map-Parcel -119-06-0-014.00

Land lying Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1809 5th . Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1809 5th Avenue North Townhomes, a Horizontal Property Regime, of record in Instrument No. 20130415-0036898, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Richard J. Payne and Barbara Keith Payne, husband and wife, by deed from Tracey Renee Breeden now known as Tracey Renee Duff, a married person, of record in Instrument No. 20231026-0083984 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 2025 Taxes and a lien, and are now due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130415-0036898.
4. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1809 B 5th Avenue North, Nashville, TN 37208.

Tract 3 - Map-Parcel -081-08-2A-002.00-CO

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1319, Charlotte Park, Section 17, as shown on plat of record in Plat Book 3600, Pages 21 and 22, in the Register's Office; Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barbara Keith Payne and Richard J. Payne, wife and husband, by deed from Adam Hardebeck and Sloan Mitchell, as tenants-in-common with right of survivorship, of record in Instrument No. 20221219-0131081 in the Register's Office for Davidson County, Tennessee.

This conveyance subject to:

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park, Section 17, as recorded in Book 3600, Page 21 and 22.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 514 Continental Drive, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 June 3, 2025.

06/03/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of June, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

