Karen Johnson Davidson County
Batch# 1322658 DEEDQC
09/16/2025 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250916-0073613

This Instrument Prepared By:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Ronald Neal Payne & Jacqueline Roland Payne
4936 Smithson Road
College Grove, TN 37046

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Ronald Neal Payne,** a married person, whose address is: 4936 Smithson Road, College Grove, Tennessee 37046 for and in consideration of the sum of One and No/100 Dollars ($1.00) to me in hand paid and the receipt of which is hereby acknowledged, has bargained, sold, released, remised, quitclaimed and conveyed, and by these presents do bargain, sell, release, remise, quitclaim and convey to the grantee, **Ronald Neal Payne and Jacqueline Roland Payne, Trustees of the Ronald Neal Payne and Jacqueline Roland Payne Oath Protection Trust, dated August 21, 2025, and any amendments thereto** whose address is: 4936 Smithson Road, College Grove, Tennessee 37046 all my undivided right, title and interest in and to the following tract of land situated in Davidson County, State of Tennessee, to-wit:

Being Lot No. 4 on the plan of Twin Lawn as shown on plat of record in Book No. 2331, page 9, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description. Said Lot No. 4 fronts 95 feet on the east side of Donelson Pike and runs back between lines 118 feet on the north line and 221.8 feet on the south line to a dead line in the rear which measures 143.9 feet.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 202110080135660 and Probate Case No. 21P1472 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(3)(F).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on September 15, 2025.

Ronald Neal Payne

Ronald Neal Payne, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Neal Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this September 15, 2025

William Jenkins

_____, NOTARY

My commission expires: _____

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is – NONE -.

Ronald Neal Payne

Ronald Neal Payne, AFFIANT

Sworn to and subscribed before me this September 15, 2025.

William Jenkins

_____, NOTARY

My commission expires: _____

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information:
096 09 0 160.00

Property Address:
403 Donelson Pike, Nashville Tennessee 37214

Name and Address of the Property Owner:
Ronald Neal Payne & Jacqueline Roland Payne
403 Donelson Pike, Nashville Tennessee 37214

EXHIBIT "A"

Tennessee Certification of Electronic Document

I, William Jenkins, 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 9/15/25 (date of document).

Affiant Signature

9/15/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

BURGESS EDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027