Karen Johnson
Batch # 1342639
11/07/2025 08:26:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251107-0088709

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

ALFRED PAYNE, JR.

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

SWORN AND SUBSCRIBED before me this 30th day of October, 2025.

Notary Public

My commission expires: 1/22/2029

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map-Parcel Nos.
Ruby Payne P.O. Box 22183 Nashville, TN 37202 **Alfred Payne, Jr.** 1714 7th Avenue North, Nashville, TN 37208	**Ruby Payne** P.O. Box 22183 Nashville, TN 37202 **Alfred Payne, Jr.** 1714 7th Avenue North, Nashville, TN 37208	081 08 0 407.00

THIS QUITCLAIM DEED made this 30th day of October 2025 by **Alfred Payne, Jr.** ("Grantor"), whose mailing address is 1714 7th Avenue North, Nashville, TN 37208, to **Alfred Payne, Jr. and Ruby Payne** (later called "Grantee") as tenants by the entirety, whose mailing address is 1714 7th Avenue North, Nashville, TN 37208 and P.O. Box 22183, Nashville, TN 37202.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot(s) 205 on the map entitled North Nashville Real Estate Company's Plan of record in Plat Book 21, Page(s) 105,

Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Alfred Payne, Jr. by Warranty Deed from Mildred W. Davis and Gloria W. Luttrell, as Co-Trustees of the Woodruff Family Trust, of record in Instrument No. 20030829-0125551, Register's Office for Davidson County, Tennessee.

The property is commonly known as 1714 7th Avenue North, Nashville, TN 37208.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 30th day of October, 2025

Alfred Payne Jr.

ALFRED PAYNE, JR., GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Alfred Payne, Jr.,** the Grantor, with whom I am personally acquainted and who acknowledged that **Alfred Payne, Jr.** executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 30th day of October 2025.

Valeria Montanez

NOTARY PUBLIC

My commission expires: 1/22/2029

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY