Karen Johnson Davidson County
Batch # 1471812 DEEDQC
09/11/2026 09:35:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260911-0084414

This Instrument Prepared By:

Daniel B Lancaster, 71 Friars Point Rd #B, Jackson, TN 38305

After Recording Return To:

Elaine Batson Payne, 1304 Waxwing Drive, Hermitage, Tennessee 37076

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Daniel B Lancaster, married to Elaine Payne Lancaster, of 71 Friars Point Rd #B, Jackson, TN 38305 (the "Grantor"), for and in consideration of One and 00/100 Dollar ($1.00) and other good and valuable consideration, including the mutual covenants of the parties set forth in their Marital Dissolution Agreement, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, remise, release, convey and forever quitclaim unto Elaine Batson Payne, formerly known as Elaine Payne Lancaster, of 1304 Waxwing Dr, Hermitage, TN 37076 (the "Grantee"), as sole owner, all of the Grantor's right, title, interest and claim in and to the following described real estate located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 67/D, Unit B, Bridgewater Villas, Section A, and being known as 1304 Waxwing Drive, Hermitage, Tennessee 37076.

DERIVATION CLAUSE: Being the same property conveyed to Daniel B Lancaster and Elaine Payne Lancaster by instrument of record as Instrument No. 202407110052212, in the Register's Office for Davidson County, Tennessee.

D.L.

Map and Parcel Number: 098-06-0B-042.00-CO

Property Address: 1304 Waxwing Drive, Hermitage, Tennessee 37076

The property is IMPROVED.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached thereto, unto the Grantee, the Grantee's heirs and assigns, forever. EBP

This conveyance is made pursuant to the Marital Dissolution Agreement of the parties in the divorce action styled Lancaster v. Lancaster, Docket No. 26D-135, in the Fourth Circuit Court for Davidson County, Tennessee. This deed is an adjustment of property rights between divorcing parties and is therefore exempt from the recordation tax under Tenn. Code Ann. section 67-4-409.

IN WITNESS WHEREOF the Grantor has executed this instrument this 3rd day of September, 2026.

Daniel B Lancaster

Daniel B Lancaster, Grantor

GRANTOR ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF Madison

D.L.

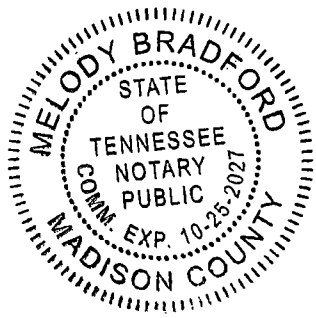
Before me, Melody Bradford, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Daniel B Lancaster, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing QUITCLAIM DEED, and acknowledged that he executed the same with lawful authority as his free and voluntary act and deed.

WITNESS my hand and Notarial Seal at office this 3rd day of September, 20 26.

Notary Public, State of Tennessee

County of Madison

My commission expires: 10/25/2027



SEND TAX NOTICES TO:

Elaine Batson Payne, 1304 Waxwing Drive, Hermitage, Tennessee 37076

Register's Fee: $_____

D.L.