Davidson County DEEDQC
Recvd: 01/11/13 09:43 4 pgs
Fees:22.00 Taxes:0.00
20130111-0003652

State of Tennessee |
County of Davidson |

**Address New Owner:**
Arthur Allen &
Beverly J. Turner-Allen
1644 Comanche Run
Madison, TN 37115

**Send Tax Bill To:**
Same

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

_____.
Affiant
Sworn to and subscribed before me this
_____ day of _____, 2012.

_____
Notary Public
My Commission Expires:_____

This instrument was prepared by:
Laurie J. Hadwyn-Janes
P.O. Box 21060
Chattanooga, TN 37424
(423) 618-6140

## QUIT CLAIM DEED

**THIS INDENTURE**, made and entered into on the day and date last written, by and between **Arthur Allen and Beverly Jean Turner-Allen, Trustees, or their successors in trust, under the Allen Family Living Trust, dated June 26, 2007, and any amendments thereto**, hereinafter called the "GRANTOR(S)", and **Arthur Allen and Beverly J. Turner-Allen**, husband and wife, hereinafter called the "GRANTEE(S)", for the purpose of removing the Grantors' property from the Grantors' Trust.

**WITNESSETH, THAT FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, by the GRANTEE(S), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S), do hereby bargain, sell, remise, quit claim and convey unto the GRANTEE(S), any and all rights, title, and interest GRANTOR(S) may have in the following described real property in the city of Madison, county of Davidson, state of Tennessee, to-wit:

LAND IN DAVIDON COUNTY, TENNESSEE, BEING LOT NUMBER 33 ON THE FINAL PLAT OF THE WOODS OF NEELEY'S BEND, PHASE, 2, OF RECORD IN INSTRUMENT #20050707-0078328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PART OF THE PROPERTY CONVEYED TO ARTHUR ALLEN AND BEVERLY J. TURNER-ALLEN BY WARRANTY DEED FROM NVR, INC. T/A FOX RIDGE HOMES, TO BE RECORDED IMMEDIATELY PRIOR TO THE RECORDING HEREOF IN INSTRUMENT NO. 20060208-0017222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is property with a common address of: 1644 Comanche Run, Madison, TN 37115
Tax Parcel/ID No: 053140A062.00

**BEING THE SAME** property previously conveyed to Arthur Allen and Beverly Jean Turner-Allen, Trustees, or their successors in trust, under the Allen Family Living Trust, dated June 26, 2007, and any amendments thereto, from Arthur Allen and Beverly J. Turner-Allen, husband and wife, by Deed dated June 26, 2007, and recorded on August 13, 2007, as Instrument Number 20070813-0096810, with the Register's Office for Davidson County, State of Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have executed this instrument this _____ day of

_____, 2012.

Arthur Allen — Beverly Jean Turner-Allen

**Arthur Allen (Grantor),**
**Trustee of the Allen Family Living Trust**

**Beverly Jean Turner-Allen (Grantor),**
**Trustee of the Allen Family Living Trust**

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF Los Angeles

On this 14th, December, 2012, before me, a Notary Public, personally appeared **Arthur Allen**, personally known to me or proven to me on the basis of satisfactory evidence, to be the same person who subscribed this instrument, who also attested to have authority as Trustee of the Allen Family Living Trust, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

NOTARY PUBLIC – Wilma Denise Cortez (Notary Seal)
My Commission Expires: 2/4/2016
Los Angeles County

WILMA DENISE CORTEZ
Commission # 1968669
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2016

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF Los Angeles

On this 14th, December 2012, before me, a Notary Public, personally appeared **Beverly Jean Turner-Allen**, personally known to me (or proved to me on the basis of satisfactory evidence), to be the same person who subscribed this instrument, who also attested to have authority as Trustee of the Allen Family Living Trust, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

NOTARY PUBLIC – Wilma Denise Cortez (Notary Seal)
My Commission Expires: 2/4/2016
Los Angeles County

WILMA DENISE CORTEZ
Commission # 1968669
Notary Public - California
Los Angeles County
My Comm. Expires Feb 4, 2016

## Exhibit A

**Address:** 1644 Comanche Run
MADISON, TN 37115

# LEGAL **DESCRIPTION**

County: DAVIDSON

Property Address: 1644 Comanche Run
MADISON, TN 37115

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**THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE TO:**

**LAND IN DAVIDON COUNTY, TENNESSEE, BEING LOT NUMBER 33 ON THE FINAL PLAT OF THE WOODS OF NEELET'S BEND, PHASE, 2, OF RECORD IN INSTRUMENT #20050707-0078328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING PART OF THE PROPERTY CONVEYED TO ARTHUR ALLEN AND BEVERLY J. TURNER-ALLEN BY WARRANTY DEED FROM NVR, INC. T/A FOX RIDGE HOMES, TO BE RECORDED IMMEDIATELY PRIOR TO THE RECORDING HEREOF IN INSTRUMENT NO. 20060208-0017222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**TAX ID #: 053140A062.00**

**For information only: Property Address: 1644 COMANCHE RUN, MADISON, TN 37115**

# True Copy Certification

I, Nicole Guinup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nicole Guinup
Signature

State of New Jersey

County of Burlington

Personally appeared before me, Carole A. Toft, a notary public for this county and state, Nicole Guinup who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carole A. Toft
Notary's Signature
CAROLE A. TOFT

My Commission Expires: 06/03/2015
Notary' Seal (if on paper)

CAROLE A. TOFT
Commission # 65447
Notary Public, State of New Jersey
My Commission Expires
June 03, 2015