This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY AT LAW**

FROM:

GRACE S. ALLEN, AS THE EXECUTRIX OF THE ESTATE OF CHARLES E. ALLEN, DECEASED

BILL GARRETT, Davidson County
Trans:T20150004943 DEEDQC
Recvd: 01/21/15 10:18 3 pgs
Fees:17.00 Taxes:0.00
20150121-0005785

TO:

GRACE S. ALLEN, THE SURVIVING SPOUSE OF CHARLES E. ALLEN AND SOLE HEIR

QUITCLAIM DEED

New Owner & Address	Taxable Party	Parcel
Daniel R. Scoggin 5936 N. White Sands Road Reno, Nevada 89511-5625	Daniel R. Scoggin 5936 N. White Sands Road Reno, Nevada 89511-5625	093 09 0 105.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 0.00**.

Grace S. Allen
GRACE S. ALLEN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2015.

Laura Schumacher
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/6/17
DATE

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS, KAMM & SHEA
2205 State Street
Nashville, TN 37203

(615) 320-0600

LAURA C. SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017

I, ***GRACE S. ALLEN, as the Executrix of the Estate of Charles E. Allen, Deceased***, do hereby Quitclaim to ***GRACE S. ALLEN, the Surviving Spouse of Charles E. Allen and Sole Heir***, pursuant

to the Last Will and Testament of Charles E. Allen, Deceased, of record in the Seventh Circuit Court for Nashville, Davidson County, Tennessee, Docket No. 14P-212, Probate Division, the Estates One-Third (⅓) rights, title and interest in the real property described as follows to wit:

LAND in Davidson County, Tennessee, being the northerly parts of Lots Nos. 236 and 237 on the Map of McNairy's Plan of West Nashville, as of record in Minute Book "C", pages 136 and 137, Chancery Court for Nashville, described as follows:

Beginning at the southeast corner of 13th Avenue North and Grundy Street; thence with the southerly margin of said Street eastwardly 105.00 feet 8 inches to the corner of Lots 235 and 236; thence with the line between said two lost southwardly 173.00 feet to the northeast corner of the property conveyed to A.D. Cole by deed from Margaret Halloran, et al, of record in Book 831, page 88, Register's Office for said County; thence with Cole's northerly line westwardly 100.00 feet to the easterly margin of 13th Avenue north; thence with said Avenue northwardly 150.00 feet to the beginning.

BEING the same property conveyed to Daniel R. Scoggin, Walter S. Henrion, III, and Charles E. Allen, as tenants in common, by Warranty Deed, dated Novmeber 8th, 1978, from James William Parker, III, an unmarried person, of record in Book 5363, Page 45, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed Daniel R. Scoggins, Trustee of the Daniel R. Scoggins Trust dated January 15, 2002 (which is revocable) by Quitclaim Deed, dated the 1st day of December, 2008, by Daniel R. Scoggins (as a tenant in common), of record in Instrument No. 20090116 - 0004360, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed was prepared from information provided by the parties herein, and the preparation of this Quitclaim Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property known as:

114 George L. Davis Blvd., Nashville, Davidson County, Tennessee

WITNESSED My Hand this the 15 day of January, 2015.

Grace S. Allen

GRACE S. ALLEN, The Executrix of the Estate of Charles E. Allen, Deceased

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Laura Schumacher, a Notary Public in and for said County and State, the within named ***GRACE S. ALLEN, The Executrix of the Estate of Charles E. Allen, Deceased***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 15th day of January, 2015.

LAURA C. SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2017

Laura Schumacher

NOTARY PUBLIC

My Commission Expires: 11/6/17

DATE