Bill Garrett Davidson County
Batch# 33260 DEEDQC
12/05/2017 10:42:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171205-0123852

DAWN W. HINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Angela G Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 2017.

Dawn W. Hinton
Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James F. Allen 330 Pitts Avenue, Old Hickory, Davidson County, TN 37138

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New owners	MAP-PARCEL NUMBERS
Angela Gwen Sexton and Destiny Michelle Nelson	**331 Pitts Avenue, Old Hickory, TN 37138**	Map# 53-16 Parcel ID # 132
(NAME) 331 Pitts Ave	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **I, JAMES F. ALLEN, AND I, DAPHINE B. ALLEN,** BEING ONE AND THE SAME PERSON AS DAPHINE R. ALLEN, FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION , CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAS BARGAINED AND SOLD, AND DOES HEREBY CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM UNTO **ANGELA GWEN SEXTON AND DESTINY MICHELLE NELSON,** THEIR HEIRS AND ASSIGNS, HIS AND HER ENTIRE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

All that certain parcel of land situated in the county of Davidson and State of Tennessee being known and designated as follows:

BEING Land Lying in Davidson County, Tennessee, made by Southern Land & Associates, Inc., dated September 15, 1977, described as follows:

BEGINING at a point in the Northerly margin of Pitts Avenue, formerly Old Hopewell Road, said point being the southwesterly corner of the L.M. Irving property and the southeasterly corner of the property herein described; Thence with the said northerly margin north 66 degrees, 22' 00" West 82.91 feet to an iron pin; Thence leaving said northerly margin with a line through the Bill Crusenberry property north 24 degrees, 33' 02" east 63.84 feet to an iron pin; Thence with a line north 41 degrees, 12' 01" West 118.89 feet to an iron pin; Thence with a line south 59 degrees, 27' 15" east 57.46 feet to a Irvin's westerly line; Thence with said Irvin line south 27 deg., 20' 30" west 170.62 feet to the point of beginning. The above described tract contains 0.306 acres, more or less.

Being the same property as conveyed from Gregory S. Salley and Wife, Tanya J. Salley, to Vicki Sellers and husband, Robert Sellers, as described in Doc # 20041026-0128389, dated 10/14/2004, recorded 10/26/2004 in Davidson County records.

Being the same property as conveyed from Recontrust Company, N.A. to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., asset-backed certificates, series 2004-14, as described in document number 20120515-0041847, recorded 05/15/2012 in Davidson County Records.

Being the same property as conveyed by special warranty deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, to James F. Allen and Daphine B. Allen, being one and the same person as Daphine R. Allen, as described in record number 20121012-0093435, recorded 10/12/2012 in Davidson County Records.

This is improved property known as 331 Pitts Avenue., Old Hickory, Davidson County, TN 37138.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have hereunto set my hand and signature this 10 day of ~~September~~ July 2016.

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

Witness my hand this 10th day of July 2017.

James F. Allen

Daphine B. Allen

Daphine B. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the within named James F. Allen and Daphine B. Allen, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and each of whom acknowledged and each executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of July, 2017.

My Commission Expires: 9/10/2018.

DAWN W. HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Dawn W. Hinton

Notary Public