This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 98677 DEEDQC
05/31/2018 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180531-0052033

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Diane E Kilby
Affiant

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 31st day of May, 2018.

Mah Brown
Notary Public
My Commission Expires: 7/2/18

Address New Owners as Follows:
Caleb and Chelsea Allen
1250 Fernbank Drive
Madison, TN 37115

Send Tax Bills To:
Caleb and Chelsea Allen
1250 Fernbank Drive
Madison, TN 37115

Map-Parcel No.
052-09-0-108.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of Chelsea Allen fka Chelsea Lauren Hawkins, have bargained and sold and does hereby quitclaim, transfer and convey all their right, title and interest which they may have in the hereinafter described property to **Caleb Allen and Chelsea Allen, their** heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Montague Park Subdivision, of record in Plat Book 421, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chelsea Lauren Hawkins, an unmarried woman by Warranty Deed from Billy Clifford Edgen, married, of record in Instrument No. 20160112-0002991, Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 12, 2015. The said Chelsea Lauren Hawkins having since married and now being known as Chelsea Allen.(Value of consideration shown in aforementioned deed $133,000.00.)

Being also known as 1250 Fernbank Drive, Madison, Tennessee 37115-5374.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Sumner County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 31st day of May, 2018.

Chelsea Allen FKA Chelsea Lauren Hawkins

Chelsea Allen fka Chelsea Lauren Hawkins

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Chelsea Allen fka Chelsea Lauren Hawkins**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 31st day of May, 2018.

Martha Brown

NOTARY PUBLIC
My Commission Expires: 7/2/18

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY