Karen Y Johnson Davidson County
Batch# 179045 DEEDQC
12/31/2018 09:43:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181231-0126153

QUITCLAIM DEED

JM-RF-18-321

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy A. Scott, unmarried	**NEW OWNER**	
(NAME)	(NAME)	**095-07-0-092.00**
321 Blue Hills Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMY E. ALLEN, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY A. SCOTT, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 56, on the plan of Merry Oaks, as the same appears of record in Plat Book 1835, Page 67 and 68, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Also conveyed is a tract of land in the Third Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Wm. Collier Parrish Associates, Engineers, April 3, 1954, as follows:

Beginning at the common rear corners of Lots 55 and 56 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for said County; thence along the rear line of Lot 56, South 2 degrees 21 minutes East 115 feet to an iron stake at the common rear corner of Lots 56 and 57; thence Easterly 50.3 feet to an iron stake at the Northeast corner of the property conveyed to John V. Fields and wife, by deed from Harding Harold Ward and wife, of record in Book 2399, page 295, said Register's office; thence North 3 degrees 10 minutes West 122.2 feet to an iron stake; thence Westerly 48.3 feet to the point of beginning.

Being the same property conveyed to Jimmy E. Allen Jr. and Timothy A. Scott by Warranty deed from Vernon L. Vaden, married of record in Instrument No. 20160502-0042516 Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on May 02, 2016.

The spouse of the grantor does not join in the execution of this instrument as the subject property was not their marital residence.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **321 Blue Hills Drive, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 28th day of December, 2018.

JIMMY E. ALLEN, JR. BY [signature] AS HIS ATTORNEY-IN-FACT
Jimmy E. Allen, Jr.
by Henry Miller as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JIMMY E. ALLEN, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JIMMY E. ALLEN, JR..

Witness my hand and official seal, this the 28th of December, 2018.

[signature]
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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]
Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[signature]
Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY