Karen Johnson Davidson County
Batch# 190054 DEEDWARRSP
01/31/2019 08:31:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20190131-0009188

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

SUSAN SCHMIDT
CERTUS LEGAL GROUP, LTD.
10700 WEST RESEARCH DRIVE
SUITE 165
MILWAUKEE, WI 53226

OWNER (SEND TAX BILLS TO):

GEORGE S. ALLEN, TRUSTEE
SHANNON HERSEY ALLEN, TRUSTEE
3613 RICHLAND AVENUE
NASHVILLE, TN 37205

FOR NO CONSIDERATION, GEORGE SEWELL ALLEN and SHANNON HERSEY ALLEN, husband and wife (herein, "Grantor"), whose address is 3613 Richland Avenue, Nashville, TN 37205, hereby sells, transfers and conveys to GEORGE S. ALLEN AND SHANNON HERSEY ALLEN, TRUSTEES, or any successors in trust, under the GEORGE S. ALLEN AND SHANNON HERSEY ALLEN REVOCABLE TRUST dated April 12, 2016 and any amendments thereto (herein, "Grantee"), whose address is 3613 Richland Avenue, Nashville, TN 37205, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3613 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 104-09-0300.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 3 day of January, 2019.

GRANTOR:

George Sewell Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, George Sewell Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2019

[Affix Notary Seal]

JOSHUA D SIZEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 8th, 2019

GRANTOR:

Shannon Hersey Allen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shannon Hersey Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2019.

[Affix Notary Seal]

JOSHUA D SIZEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 8th, 2019

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $~~4,867,377.00~~ 0.00. PRS

Grantee:

George S. Allen and Shannon Hersey Allen Revocable Trust dated April 12, 2016

George S. Allen, Trustee

Subscribed and sworn to under oath before me, this 3rd day of January, 2019 by George S. Allen, as Trustee of George S. Allen and Shannon Hersey Allen Revocable Trust dated April 12, 2016.

[Affix Notary Seal]

JOSHUA D SIZEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 8th, 2019

Grantee:

George S. Allen and Shannon Hersey Allen Revocable Trust dated April 12, 2016

Shannon Hersey Allen, Trustee

Subscribed and sworn to under oath before me, this 3rd day of January, 2019 by Shannon Hersey Allen, as Trustee of George S. Allen and Shannon Hersey Allen Revocable Trust dated April 12, 2016.

[Affix Notary Seal]

JOSHUA D SIZEMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 8th, 2019

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat Resubdivision of Lot 6 Richland Hall, Lots 6, 7, 8, 9, 10, 11 & 12 of record in Plat at Instrument No. 20170718-0072022, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20180702-0063728 on July 2, 2018.

PIN NO: 104-09-0300.00

STREET ADDRESS:

3613 Richland Avenue, Nashville, TN 37205

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.