QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth Michael Allen (NAME) 6422 Thunderbird (STREET ADDRESS) Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	KENNETH MICHAEL ALLEN 6422 Thunderbird (STREET ADDRESS) Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	72-8-208

THIS INSTRUMENT WAS PREPARED BY

J. MICHAEL COMBS, ATTORNEY
102 WOODMONT, SUITE 200
NASHVILLE, TN 37205

Karen Johnson Davidson County
Batch# 201908 DEEDQC
03/05/2019 09:36:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190305-0019912

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS ~~$212,100.00~~ 0.00

X
KENNETH MICHAEL ALLEN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES: 9-8-2022
(AFFIX SEAL)

J. MICHAEL COMBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 9-8-2022

FOR AND IN CONSERIDERATION of the sum of $1.00, receipt of which is hereby acknowledged, **EMILY CLARICE DAVIDSON**, by these presents do hereby quitclaim, transfer and convey unto **KENNETH MICHAEL ALLEN**, his successors and assigns, all of their right, title and interest in certain real estate in Davidson County, Tennessee known as **6422 THUNDERBIRD DRIVE, NASHVILLE, TN 37209,** more particularly described as follows:

:

LAND in Davidson County, Tennessee, being Lot No. 530 on the Map of Charlotte Park, Section VIII, of record in Book 2900, Pages 45 and 46.

Said Lot Number 530 fronts 64.0 feet on the northwesterly side of Thunderbird Drive, and extends back 135.8 feet on the southwesterly line and 144.9 feet on the northeasterly line, to a line at the rear on which it measures 85.0 feet.

Being the same property conveyed to Keith Edward Davidson and Wife, Emily Clarice Davidson, by Warranty Deed from Victor H. Link and Wife, Lassie Link, of record in Book 5368, Page 302, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Emily Clarice Davidson by Quitclaim Deed from Keith Edward Davidson of record in Book 7392, Page 794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and existing restrictions and easements of record.

This land is improved, and otherwise known as 6422 Thunderbird Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said **EMILY CLARICE DAVIDSON** do hereby quitclaim and convey unto **KENNETH MICHAEL ALLEN**, his heirs and assigns, any and all interest which I have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

JOHN R. MARTIN, Husband of **EMILY CLARICE DAVIDSON**, joins in the execution of this Deed for the purpose of waiving and conveying any marital and inheritance rights he may have in the property hereby being released and quitclaimed.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2ND day of MARCH, 2019.

Emily Clarice Davidson

EMILY CLARICE DAVIDSON

John R Martin

JOHN R MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMILY CLARICE DAVIDSON and JOHN R MARTIN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of MARCH, of 2019.

My commission expires: 9-6-2022

MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Notary Public