Karen Johnson Davidson County
Batch# 262217 DEEDQC
07/25/2019 11:47:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190725-0073209

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 23rd day of July, 2019. Notary Public My Commission Expires: 3/7/23

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: John M. Allgood, Jr. and Jane Turner Allgood 3718 Woodmont Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 11612006900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John M. Allgood, Jr., married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John M. Allgood, Jr. and Jane Turner Allgood, husband and wife, as tenants by the entirety,** their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract I:
Being Lot No. 31 of Block "D", on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Included but excluded is the following described property:

A triangular strip of Lot No. 31 of Block D of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, Page 13, Register's Office of Davidson County, Tennessee, said strip of land being more particularly described as follows:

Beginning at the Westerly corner of Lots 30 and 31 in the Easterly margin of Woodmont Lane, thence in a Northeasterly direction 12 feet along the said Easterly margin of Woodmont Lane to a point; thence in an Easterly direction 95.3 feet to a point in the line between Lots 30 and 31; thence in a Westerly direction 97.6 feet along said line between Lots 30 and 31 to the point of beginning.

Tract II:
A triangular strip of Lot No. 30 of Block D of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, Page 13, Register's Office of Davidson County, Tennessee, said strip of land being more particularly described as follows:

Beginning at the Easterly corner of Lots 30 and 31 in the rear line of Lot No. 11, thence in a Southerly direction 12 feet along the line between Lots 10 and 11 to a point; thence in a Westerly direction 98.3 feet to a point in the line between Lots 30 and 31; thence in an Easterly direction 97.1 feet along the line between Lots 30 and 31 to the point of beginning.

Being the same property conveyed by Warranty Deed from Catherine E. Jones, married to John M. Allgood, Jr., unmarried as recorded on the 22nd day of August, 2013 in Instrument No. 20130822-0088711, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3718 Woodmont Lane Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July 2019.

John M. Allgood, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **John M. Allgood, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23RD day of July 2019.

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/20