Karen Johnson Davidson County
Batch# 289844 DEEDQC
09/23/2019 01:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190923-0096448

Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
MQ19-0315

State of Tennessee
County of Davidson

The actual consideration of true value whichever is greater is
$0.00 Z N L

Affiant
Subscribed and sworn to before me this 10th day of September, 2019.

Notary
Commission Expires: 11-22-2021

LAURA JARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-22-2021

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Nancy Crosthwait Allen	**Same as owner**	**118-13-0A-001.00-CO**
967 Graybar Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **David Wayne Allen,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Nancy Crosthwait Allen, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Lealand Heights Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lealand Height Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060411-0041740, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lealand Heights Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20060411-0041740, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nancy Crosthwait Allen, married woman by Warranty Deed from Mark S. Vance and Judith A. Vance, married of record in Instrument No. 20171009-0103356, Register's Office for Davidson County, Tennessee, dated October 04, 2017 and recorded on October 09, 2017. The said David Wayne Allen and Nancy Crosthwait Allen having since divorced. Pursuant to the Final Decree of Divorce, Docket No. 17D1466, in the Chancery Court for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved ( ) unimproved (x) property, known as 967 Grabar Lane Nashville, TN 37204

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.

Witness my hand this 10th day of September, 2019.

David Wayne Allen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **David Wayne Allen,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Nashville (city), Tennessee (state), this 10th day of September, 2019.

Notary Public

LAURA JARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-22-2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY