Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Ernest Ray Allen, Sr. 1622 Arthur Avenue Nashville, TN 37208	New Owner	81-12-115

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 297410 DEEDQC
10/07/2019 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191007-0102713

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Ernest R. Allen Sr.
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2019.

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public

My Commission Expires: 3/8/2021
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenade Maxwell-Allen**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Ernest Ray Allen, Sr.**, hereinafter referred to as the Grantee, and Grantee's heirs and assigns, all of Grantor's interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Being Lot 317 on the Plan of McGavock, Wetmore and others, First Addition to Nashville, called the town of McGavock, of record in Book 21, page 23, Register's Office for said County.

Said Lot 317 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street, and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4278, PAGE 641, R.O.D.C., TN DESCRIBED AS FOLLOWS:

Beginning at the apparent common corner of Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said common corner being located by survey, South 47 degrees 30 Minutes 29 seconds East 301 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continued with the westerly margin of said alley and the easterly boundary of said Lot 317, South 47 degrees 30 minutes 29 seconds East 50 feet to the apparent common corner of Lots 317 and 318 in the aforesaid subdivision; thence with the common line between said Lots 317 and 318, South 42 degrees 33 minutes 42 seconds West 78.00 feet to a point; thence North 18 degrees 46 minutes 48 seconds West 26.90 feet to a point; thence North 1 degree 37 minutes 04 seconds East 40.27 feet to a point in the common line between said Lots 316 and 317, thence with the common line between said Lots 316 and 317, North 42 degrees 33 minutes 42 seconds East 34.62 feet to the point of beginning, containing 3004 square feet.

Said above described land is condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby condemned.

In addition to the above there is hereby condemned an easement, 20 feet in width, across and through the lands of the condemnees, more particularly described as follows:

Beginning at a point in the common line between Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said point being North 42 degrees 33 minutes 42 seconds East 84.86 feet from the easterly margin of Arthur Avenue, as surveyed along said common line; thence continuing with said common line, North 42 degrees 33 minutes 42 seconds East 30.52 feet to the Right-of-Way Line of Interstate Route I-265; thence with and binding on said Right-of-Way Line; South 1 degree 37 minutes 04 seconds West 40.27 feet to a point; thence North 76 degrees 28 minutes 15 seconds West 20.44 feet to a point; thence on a line being parallel to and 20 feet from (measured at right angles) the aforesaid Right-of-Way Line, North 1 degree 37 minutes 04 seconds East 13 feet to the point of beginning, containing 533 square feet.

Being the same property conveyed to Ernest Ray Allen, Sr. and Brenade Maxwell-Allen by Quitclaim Deed from Ernest Ray Allen, Sr. for the express purpose of creating a tenancy by the entirety, dated May 21, 2004, recorded June 1, 2004, of record in Instrument No. 20040601-0063763, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1622 Arthur Avenue, Nashville, TN 37208.

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 7th day of October, 2019.

Grantor:

Brenade Maxwell-Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brenade Maxwell-Allen**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 7th day of October, 2019.

Notary Public
My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

