Karen Johnson Davidson County
Batch# 318466 DEEDQC
11/22/2019 10:57:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191122-0120856

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner: Paul E. Allen, Trustee
Christine R. Allen Revocable Living Trust
5543 Edmondson Pike #22
Nashville, TN 37211

Send tax notice to: New Owner

Map and Parcel No.: 116-11-0-105.00
Field Book: BM 01105

EXECUTOR'S DEED

I, Paul E. Allen, Executor of the Estate of Christine R. Allen ("Grantor"), appointed by the Davidson County Probate Court, File No. 19P-916, and pursuant to the authority granted me under Item IV(A) of the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Paul E. Allen, Trustee, Christine R. Allen Revocable Living Trust U/A dated October 6, 2015 ("Grantee"), its heirs and assigns, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Lot No. 96 on the map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, as show on the Plan of the Resubdivision of part of Royal Oaks Subdivision of record in Book 974, pages 4 and 5, said Register's Office.
>
> According to the latter plan said part of said lot is shown as the northerly part of Lot No. 96, and fronts 133.5 feet on the easterly side of Lynwood Boulevard, as measured around a curve, and runs back between lines, 320 feet more or less on the south line and 360 feet on the northerly line, along the south margin of Abbott Avenue, or Abbot-Martin Road, as measured around a curve to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Christine Allen by deed from Jeffrey Mobley and Wife, Diana Bain Mobley, of record in Instrument Number 20060905-0109365, Register's Office in Davidson County, Tennessee.

This conveyance is made subject to matters show on the Plan of record in Book 421, pages 102 and 103, Register's Office for said Davidson County, Tennessee, and an easement for sanitary sewer of record in Book 5854, page 980, Register's Office for said County.

Description is taken from prior deed of record. This improved property is known as 400 Lynwood Blvd., Nashville, TN 37205. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

*Christine Allen and Christine R. Allen are one-and-the-same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 12 day of November, 2019.

ESTATE OF CHRISTINE R. ALLEN, DECEASED

BY: Paul E. Allen
Paul E. Allen, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Paul E. Allen, Executor, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 12 day of November, 2019.

D P Davidson
Notary Public

My Commission Expires: 7/6/2020

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Paul E. Allen
AFFIANT

Sworn to and subscribed to before me on the 12 day of Nov., 2019.

D P Davidson
NOTARY PUBLIC

My Commission Expires: 7/6/2020

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020