Karen Johnson Davidson County
Batch# 336665 DEEDQC
12/31/2019 09:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191231-0134797

Name and Address of New Owner:
Ronald L. Allred and Anna M. Allred
304 Oak Plaza Cove
Georgetown, TX 78628

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 075-12-0F-105.00-CO

Certificate of Authenticity

I, John A Bell Jr, 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.

State of TN
County of Davidson
Signature

Personally appeared before me, Dilara Ledson, a Notary public for this county and state, John A Bell Jr, 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: 3/8/2021
(Notary's Seal (if on paper))

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
DILARA LOWHORN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald L. Allred, a married man and Anna M. Allred, a married woman,** "the Grantor," convey and quitclaim unto **Ronald L. Allred and Anna M. Allred, Trustees, or their successors in trust, under the Ronald L. Allred and Anna M. Allred Trust, U/D/T Dated November 5, 2004, Restated on April 07, 2017,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee Being Lot 34 AKA Unit 222, Tulip Cove Townhomes, as shown on Plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made fora more particular description of said property.

Being the same property conveyed to Katherine Childress, unmarried by Warranty Deed from Mark Florent Pilote, unmarried, recorded on July 27, 2015, and of record in Instrument No. 20150727-0073347, Register's Office for Davidson County, Tennessee. *Being the same property conveyed to Ronald L. Allred an Anna M. Allred, a married couple by deed from Katherine Childress and of record as Instrument 20191119-0119303, said Register's Office.
This is improved property known as 735 Tulip Grove Road, Apartment 222, Hermitage, TN 37076.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22 day of December, 2019.

Ronald L. Allred and Anna M. Allred, Trustees, or their successors in trust, under the Ronald L. Allred and Anna M. Allred Trust, U/D/T Dated November 5, 2004, Restated on April 07, 2017

Ronald L Allred, Trustee

Ronald L. Allred, Trustee

Ronald L. Allred and Anna M. Allred, Trustees, or their successors in trust, under the Ronald L. Allred and Anna M. Allred Trust, U/D/T Dated November 5, 2004, Restated on April 07, 2017

Anna M Allred Trustee

Anna M. Allred, Trustee

STATE OF ~~TENNESSEE~~ Texas)

COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ronald L. Allred and Anna M. Allred, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be a Trustees of Ronald L. Allred and Anna M. Allred, Trustees, or their successors in trust, under the Ronald L. Allred and Anna M. Allred Trust, U/D/T Dated November 5, 2004, Restated on April 07, 2017 the within named bargainor, and them as such Trustees being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Ronald L. Allred and Anna M. Allred, Trustees, or their successors in trust, under the Ronald L. Allred and Anna M. Allred Trust, *U/D/T Dated November 5, 2004, Restated on April 07, 2017 by themselves as Trustees*

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WITNESS my hand and official seal this 22 day of December, 2019.

Sunny A. Walters
Notary Public, State of Texas
Notary ID# 12460884-3
My Commission Expires
June 12, 2022

Notary Public
My commission expires: 6-12-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

Sworn to and subscribed before me this 20th day of December, 2019.

Notary Public
My commission expires: 7-6-20

File # 2019-724

201912310134797