Karen Johnson Davidson County
Batch# 372281 DEEDQC
03/13/2020 12:26:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200313-0028266

This instrument prepared by:
(And return to)

Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Alvin A. Allen 1707 Lischey Avenue Nashville, TN 37207	SAME	071-12-0-025.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Fletcher L. Allen and Colene S. Allen as Co-Trustees of The Fletcher L. Allen and/or Colene S. Allen Revocable Living Trust, dated February 3, 2004** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Alvin A. Allen** (the "Grantee"), their successors and assigns, all of their right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

BEING Lot No. 9 on the Plan of Joywood as of record in Book 974, page 45, Register's Office for said County

Said Lot No. 9 fronts 50 feet on the easterly side of Lischey Avenue and runs back between parallel lines, 150 feet to a dead line.

Being a portion of the property conveyed to Fletcher L. Allen and Colene S. Allen as Trustees of the Fletcher L. Allen and/or Colene S. Allen Revocable Living Trust, dated February 3, 2004, by deed from Fletcher L. Allen and wife, Myrtle Colene Allen, a/k/a Colene S. Allen, of record in Instrument No. 20130610-0058905, Register's Office for Davidson County, Tennessee. Fletcher L. Allen having since deceased on the 14th day of November, 2013, leaving Colene S. Allen as sole Trustee of The Fletcher L. Allen and/or Colene S. Allen Revocable Living Trust, dated February 3, 2004.

The legal description provided herein is exactly the same as in the prior recorded deed.

The Fletcher L. Allen and/or Colene S. Allen Revocable Living Trust, dated February 3, 2004, is one and the same as The Fletcher L. Allen and/or Colene S. Allen Revocable Living Trust Agreement, dated February 3, 2004.

This is improved property known as: 1709 Lischey Avenue, Nashville, Tennessee 37207.

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

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 7th day of February, 2020.

The Fletcher L. Allen and/or Colene S. Allen Revocable Living Trust Agreement, dated February 3, 2004

X Colene S Allen

By: Colene S. Allen, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Colene S. Allen**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as a sole Trustee of **The Fletcher L. Allen and/or Colene S. Allen Revocable Living Trust Agreement, dated February 3, 2004**, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2020.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires SEPT 7, 2020

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 7th day of February, 2020.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

NOTARY PUBLIC

My Commission Expires: _____