Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Derrick A. Allison Chandra Y. Allison 532 Cherry Grove Lane Whites Creek, TN 37189	New Owner	071-04-0-238.00

Record & Return to:

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

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

Binford Readus Velma Readus
Affiant

Subscribed and sworn to before me, this the 7th day of July, 2020.

Notary Public

My Commission Expires: May 7, 2024
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/07/2024 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 434730 DEEDQC
07/10/2020 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200710-0075341

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, **BINFORD READUS AND WIFE, VELMA READUS**, hereinafter referred to as the Grantors, has bargained and sold, and by these presents does transfer and quitclaim unto **DERRICK A. ALLISON AND CHANDRA Y. ALISON,** hereinafter referred to as the Grantees, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 76 on the Plan of SHEPARDWOOD SUBDIVISION, SECTION I, as of record in Book 4175, pages 82 and 83, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Binford Readus and wife, Velma Readus, by Warranty Deed from Bobby S. Mullins and wife, Mildred C. Mullins and Hazel N. Brown, dated April 26, 1989, of record in Book 7829, Page 788, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2601 Oakwood Avenue, Nashville, TN 37207

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 July, 2020.

GRANTORS:

Binford Readus

Binford Readus

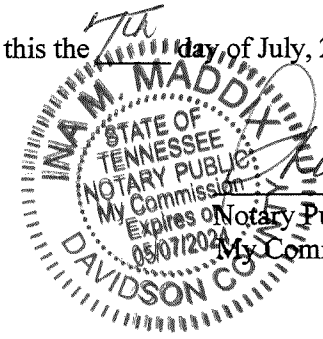
Velma Readus

Velma Readus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Binford Readus and Velma Readus, the within named bargainors, with whom I am personally acquainted, and who, upon oath, executed that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 7th **day** of July, 2020.



Ina M. Maddix

Notary Public

My Commission Expires: May 7, 2024

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM