Karen Johnson Davidson County
Batch# 437744 DEEDQC
07/15/2020 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200715-0077341

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Suzanne S. Allen Affiant Subscribed and sworn to before me, this 14th day of July, 2020. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Terry Reynolds Allen and/or Suzanne Smith Allen, Trustees 2009 Sunset Hills Terrace Nashville, Tennessee 37215	SAME	145 00 0 131.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Suzanne Smith Allen**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Terry Reynolds Allen and/or Suzanne Smith Allen, Trustees of the Terry & Suzanne Allen Living Trust, established by the Revocable Trust Agreement of Terry Reynolds Allen and Suzanne Smith Allen dated July 14, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 14th day of July, 2020.

Suzanne S. Allen

Suzanne Smith Allen

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 Suzanne Smith Allen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of July, 2020.

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 7 on the Plan of 2002 Tyne, as of record in Book 6900, page 298, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said Lot No. 7 fronts 257.20 feet on the northerly margin of Sunset Hills Terrace 253.26 feet on the easterly line and 354.14 feet on the westerly line to a dead line in the rear, fronting on the southerly margin of Laura Hill Drive and measuring 352.50 feet thereon.

Being the same property conveyed to Terry R. Allen and spouse, Suzanne S. Allen, by deed from William T. Coker and spouse, Patricia Coker, of record in Book 8983, page 42, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Suzanne S. Allen by deed from Terry R. Allen, of record as Instrument No. 20050816-0097024, Register's Office for Davidson County, Tennessee.

Terry Reynolds Allen and Terry R. Allen are one and the same person.

Suzanne Smith Allen and Suzanne S. Allen are one and the same person.

This conveyance is subject to the current and subsequent years' State and County taxes, which have been assumed by the Grantees, and any matters of record.

This is improved property known as 2009 Sunset Hills Terrace, Nashville, Tennessee 37215.

202007150077341

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

