Karen Johnson Davidson County
Batch# 488660 DEEDQC
10/02/2020 03:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201002-0114461

File Number: 2084155R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Don Allen, 404 Valley Trace Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
143 06 0A 070.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(4)

Don Allen and **Leanne L. Allen**, both divorced and not remarried, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Don Allen**, hereinafter grantee, whose tax mailing address is **404 Valley Trace Drive, Nashville, TN 37221**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF PHASE TWO, HARPETH TRACE ESTATES, OF RECORD IN PLAT BOOK 5200, PAGE(S) 556 THROUGH 558, INCLUSIVE, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO DON ALLEN AND LEANNE L. ALLEN, HUSBAND AND WIFE, BY VIRTUE OF WARRANTY DEED FROM DONNA L. FORSYTHE, UNMARRIED, DATED JUNE 1, 2018, RECORDED JUNE 4, 2018, IN INSTRUMENT: 20180604-0053179.

Property Address is: 404 Valley Trace Drive, Nashville, TN 37221

Parcel ID: 143 06 0A 070.00

Executed by the undersigned on 9-4-2020, 2020:

Don Allen

Leanne L. Allen

STATE OF Colorado
COUNTY OF Larimer

The foregoing instrument was acknowledged before me on 9-4, 2020 by **Don Allen** and **Leanne L. Allen** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CRAIG VANLANGEN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184008431
MY COMMISSION EXPIRES FEB 21, 2022

State of Colorado
County of Larimer

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, 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.

Subscribed and sworn to before me

This 4th day of September, 2020.

Leanne Allen
Affiant

Leanne L. Allen
Print Name

(Seal)

Craig Van Langen
Notary Public

My commission expires:

2-21-2022

Craig Van Langen
Print Name

CTIC# _____

CRAIG VANLANGEN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184008431
MY COMMISSION EXPIRES FEB 21, 2022

Property Address is: 404 Valley Trace Drive, Nashville, TN 37221

Parcel ID: 143 06 0A 070.00

Executed by ~~the~~ undersigned on 9/25, 2020:

Don Allen

Leanne L. Allen

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 9/25, 2020 by **Don Allen** and **Leanne L. Allen** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary ~~Public~~

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, 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.

Subscribed and sworn to before me

This 25th day of September, 2020.

Affiant

Don C Allen
Print Name

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Notary Public

My commission expires:

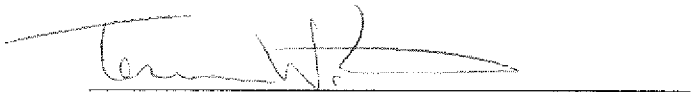
9/6/2022

James J. Everett
Print Name

CTIC# _____

True Copy Certification

I, ____Terence Watson_____, 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.

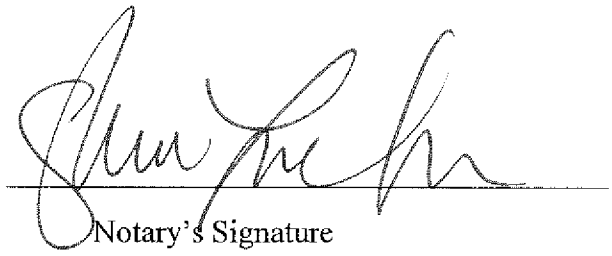


Signature

State of ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Terence Watson, 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: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries