Karen Johnson Davidson County
Batch# 507432 DEEDQC
11/02/2020 01:33:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201102-0127897

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 29066980

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Gregory T. Allen 1138 Balbade Drive Nashville, TN 37215	Gregory T. Allen 1138 Balbade Drive Nashville, TN 37215	144 07 0 021.00

WHEREAS, I, Jane H. Allen, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Gregory T. Allen;

WHEREAS, I now desire to convey to my spouse, Gregory T. Allen, all my right, title and interest in such property, so that he will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, JANE H. ALLEN, do hereby quitclaim and convey unto my spouse, GREGORY T. ALLEN, all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 1138 Balbade Drive, Nashville, Tennessee 37215.

Manner of Execution. This instrument has been executed in compliance with, as applicable, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020.

IN WITNESS WHEREOF, I have executed this instrument on this 14th day of October, 2020.

Jane H. Allen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jane H. Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26 day of Oct, 2020.

Notary Public

My Commission Expires:
1/30/2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 20 day of Oct, 2020.

Notary Public

My Commission Expires:
1/30/2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17, Section III, Chickering Park, as of record in Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Balbade Drive, at the corner of Lot Nos. 16 and 17, thence with the line between said lots, easterly 530 feet to a point in the westerly line of Lot No. 18; thence with the line between Lot Nos. 17 and 18; northerly 484 (as changed to 431.6 feet by Surveyor's Certificate of record in Book 3402, page 454, said Register's Office), to a point in the southerly margin of Chateau Lane; thence with the margin of the same, around a slight curve, westerly 220 feet to a point at the beginning of a curve, near the intersection of Balbade Drive; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Balbade Drive; thence with the margin of the same, southerly 191.9 feet to the beginning.

Being the same property conveyed to Gregory T. Allen and Jane H. Allen by special warranty deed of record in Instrument 20100702-0052296, Register's Office of Davidson County, Tennessee.

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