Karen Johnson Davidson County
Batch# 523157 DEEDQC
12/01/2020 03:44:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201201-0139649

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.:
Edgar L. Allen 556 Walton Ferry Rd Hendersonville, TN 37075	SAME	071-11-105

*****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 **Edgar L. 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:

LAND in Davidson County, Tennessee, being the east ½ of Lot No. 10 on Map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines, along the west line of an alley, 150 feet to another alley in the rear.

Being the same property conveyed to 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, by deed from Fletcher L. Allen and wife, Myrtle C. Allen and Alvin A. Allen, unmarried, of record in Instrument Number 20130610-0058904, 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: 343 Edith 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

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 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 Co-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
My Commission Expires SEPT 7, 2020

NOTARY PUBLIC

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.

NOTARY PUBLIC

My Commission Expires: _____

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