THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 29067643

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Jane Hanner Allen, Trustee of the Gregory Tyler Allen 2020 GST-Exempt Family Trust 1138 Balbade Drive Nashville, TN 37215	Jane Hanner Allen, Trustee of the Gregory Tyler Allen 2020 GST-Exempt Family Trust 1138 Balbade Drive Nashville, TN 37215	144 07 0 021.00

Karen Johnson Davidson County
Batch# 526544 DEEDQC
12/08/2020 11:16:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201208-0142392

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, GREGORY T. ALLEN, by these presents do hereby quitclaim and convey to JANE HANNER ALLEN, TRUSTEE OF THE GREGORY TYLER ALLEN 2020 GST-EXEMPT FAMILY TRUST, her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in and to the property described on Exhibit A hereof.

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, the undersigned has executed this instrument on this 7th day of DECEMBER, 2020.

Gregory T. Allen

Jane Hanner Allen, wife of Gregory T. Allen, joins in this deed for the purpose of quitclaiming and conveying any and all interest she may have in Gregory T. Allen's interest in the above-described real property solely by virtue of her marriage to Gregory T. Allen.

Jane Hanner Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 7th day of December, 2020.

Notary Public

My Commission Expires:
9/25/2021

CHRISTIANNA M PEPPERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

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

Notary Public

My Commission Expires:
9/25/2021

CHRISTIANNA M PEPPERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2021

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 by quitclaim deed of record at Instrument 20201102012789 7, Register's Office of Davidson County, Tennessee.

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