Karen Johnson Davidson County
Batch# 583682 DEEDQC
03/03/2021 03:48:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210303-0027846

This instrument prepared by:
Covington G. Dismukes
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Justin Duane Allen & Derek Ervin Allen 1221 Rugby Rd. Nashville, TN 37207	Justin Duane Allen & Derek Ervin Allen 1221 Rugby Rd. Nashville, TN 37207	041 11 0 085.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DEBORAH MOORE ALLEN** (**"Grantor"**) does hereby assign, transfer and convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JUSTIN DUANE ALLEN** and **DEREK ERVIN ALLEN**, as joint tenants with rights of survivorship, and their successors, heirs and assigns. The real estate is described as follows:

Being Lot No. 369 Sec A on Plan of Bellshire Estates, of record in Book 2331 pages 115, 116 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dewey E. Moore and wife, Ester A. Moore, being one and the same person as Esther A. Moore, by Warranty Deed from Ora G. Oakley and husband B. L. Oakley in Book 2549, Page 439 on August 8, 1956, Register's Office for said county.

Being the same property that passed to Patsy Moore Crook and Deborah Moore Allen under the Last Will and Testament of Esther A. Moore as administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-298 and as provided in the Affidavit of Heirship recorded as Instrument No. 20160105-0000839 on January 5, 2016, Register's Office for said county.

Being the same property conveyed to Deborah Moore Allen by Quitclaim Deed from Patsy Moore Crook recorded as Instrument No. 20160208-0011829 on February 8, 2016, Register's Office for said county.

This conveyance is made subject to restrictive covenants of record in Book 2538, Page 193, said Register's Office, and set-back lines, easements, etc, shown on the Plan of record in Book 2331, Page 115 & 116, said Register's Office.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 3rd day of March, 2021.

Deborah Lynn Allen
Affiant

Lisa C Woodruff
Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

This is improved property, known as 1221 Rugby Road, Nashville, Davidson County, Tennessee 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 3rd day of March, 2021.

Deborah Moore Allen
DEBORAH MOORE ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH MOORE ALLEN**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of March, 2021.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY [illegible] 2022