Karen Johnson Davidson County
Batch# 589098 DEEDQC
03/11/2021 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210311-0031971

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, ~~February~~ March 5, 2021.

Notary Public

My Commission Expires: 7-9-2022

SARAH DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

New Owner Address:
Shannon Lee Hersey, Trustee
3613 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
104 09 0 300.00

QUITCLAIM DEED

Shannon Lee Hersey (f/k/a Shannon Hersey Allen), Trustee of the George S. Allen and Shannon Hersey Allen Revocable Trust, dated April 12, 2016 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Shannon Lee Hersey, Trustee of the Shannon Hersey Allen Survivor's Trust, dated December 7, 2019** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

832034.1/020210121

WITNESS my hand on this day, ~~February~~ March 5, 2021.

Shannon Lee Hersey

Shannon Lee Hersey (f/k/e Shannon Hersey Allen), Trustee of George S. Allen and Shannon Hersey Allen Revocable Trust, dated April 12, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public, **Shannon Lee Hersey (f/k/a Shannon Hersey Allen), Trustee of the George S. Allen and Shannon Hersey Allen Revocable Trust, dated April 12, 2016**, with whom I am personally acquainted, or whose identity was proven to me by sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this day, ~~February~~ March 5, 2021.

Sarah Dunn

Notary Public

My Commission Expires: 7-9-2022

SARAH DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

832034.1/020210121

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat Resubdivision of Lot 6 Richland Hall, Lots 6, 7, 8, 9, 10, 11 & 12 of record in Plat at Instrument No. 20170718-0072022, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George S. Allen and Shannon Hersey Allen, Trustees, or any successors in trust, under the George S. Allen and Shannon Hersey Allen Revocable Trust, dated April 12, 2016 from George Sewell Allen and Shannon Hersey Allen, husband and wife, by Special Warranty Deed of record as Instrument No. 20190131-0009188, Register's Office for Davidson County, Tennessee. George S. Allen, Trustee having died December 7, 2019, and Shannon Hersey Allen, Trustee being successor in trust.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 3613 Richland Avenue, Nashville, TN 37205.

True Copy Certification

I, Robert J. Hazard, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne B. Jervis a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, March 10, 2021.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

832034 1/020210121