Karen Johnson Davidson County
Batch# 592123 DEEDQC
03/15/2021 11:50:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210315-0033948

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Angela Gwen Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF March 2021.

Notary Public

MY COMMISSION EXPIRES: 10/09/24

(AFFIX SEAL)

SUZANNE ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES OCTOBER 09, 2024

THIS INSTRUMENT WAS PREPARED BY
James F. Allen 330 Pitts Avenue, Old Hickory, Davidson County, TN 37138

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. ALLEN **330 Pitts Avenue** **Nashville, Old Hickory, TN 37138**	**James F. Allen** **330 Pitts Avenue, Old Hickory, TN 37138**	Map#53-16 Parcel ID # 132
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **I, ANGELA GWEN SEXTON, AND I, DESTINY MICHELLE NELSON,** FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION , CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAVE BARGAINED AND SOLD, AND DO HEREBY CONVEY, REMISE, RELEASE AND FOREVER QUITCLAIM UNTO **JAMES F. ALLEN,** HIS HEIRS AND ASSIGNS, THEIR ENTIRE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

All that certain parcel of land situated in the county of Davidson and State of Tennessee being known and designated as follows:

BEING Land Lying in Davidson County, Tennessee, made by Southern Land & Associates, Inc., dated September 15, 1977, described as follows:

BEGINING at a point in the Northerly margin of Pitts Avenue, formerly Old Hopewell Road, said point being the southwesterly corner of the L.M. Irving property and the southeasterly corner of the property herein described; Thence with the said northerly margin north 66 degrees, 22' 00" West 82.91 feet to an iron pin; Thence leaving said northerly margin with a line through the Bill Crusenberry property north 24 degrees, 33' 02" east 63.84 feet to an iron pin; Thence with a line north 41 degrees, 12' 01" West 118.89 feet to an iron pin; Thence with a line south 59 degrees, 27' 15" east 57.46 feet to a Irvin's westerly line; Thence with said Irvin line south 27 deg., 20' 30" west 170.62 feet to the point of beginning. The above described tract contains 0.306 acres, more or less.

Being the same property as conveyed from Gregory S. Salley and Wife, Tanya J. Salley, to Vicki Sellers and husband, Robert Sellers, as described in Doc # 20041026-0128389, dated 10/14/2004, recorded 10/26/2004 in Davidson County records.

Being the same property as conveyed from Recontrust Company, N.A. to The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., asset-backed certificates, series 2004-14, as described in document number 20120515-0041847, recorded 05/15/2012 in Davidson County Records.

Being the same property as conveyed by special warranty deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, to James F. Allen and Daphine B. Allen, being one and the same person as Daphine R. Allen, as described in record number 20121012-0093435, recorded 10/12/2012 in Davidson County Records.

Being the same property conveyed by James F. Allen and Daphine B. Allen to Angela Gwen Sexton and Destiny Michelle Nelson by Quitclaim Deed dated July 10, 2017 of record in the Register of Deeds Office as Instrument 20171205-0123852.

This is improved property known as 331 Pitts Avenue., Old Hickory, Davidson County, TN 37138.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have hereunto set my hand and signature this 6th day of March 2021.

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 6th day of MARCH 2021.

Angela Gwen Sexton

Angela Gwen Sexton

Destiny Michelle Nelson

Destiny Michelle Nelson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and County the within named Angela Gwen Sexton, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of MARCH, 2021.

My Commission Expires: 10/09/24

SUZANNE M ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES OCTOBER 09, 2024

Suzanne M Alexander
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and County the within named Destiny Michelle Nelson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of MARCH, 2021.

My Commission Expires: 10/09/24

SUZANNE M ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES OCTOBER 09, 2024

Suzanne M Alexander
Notary Public