Karen Johnson Davidson County
Batch# 604564 DEEDQC
03/31/2021 03:37:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042666

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Andrew Allison and Gerald David Allison, Trustees of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018 400 Warioto Way, Apt. 402 Ashland City, TN 37015	Same	115-09-0-026.00

FOR AND IN CONSIDERATION of Ten ($10.00) cash in hand paid and other good and valuable consideration, and for the express purpose of distributing a trust pursuant to the terms thereof, we, the undersigned, FRANK ANDREW ALLISON and GERALD DAVID ALLISON, Trustees of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018, hereinafter "Grantors," do hereby quitclaim and by these presents do transfer and convey unto FRANK ANDREW ALLISON, his heirs and assigns, as to a one-half undivided interest, and GERALD DAVID ALLISON, his heirs and assigns, as to a one-half undivided interest, as tenants in common, all of Grantors' right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Map of Westmeade Hills, Section 4, as of record in Plat Book 3300, page 46, Register's Office for said County.

Said Lot No. 119 fronts 133.0 feet on the west side of Rodney Drive and extends back 371.4 feet on the north line and 463.2 feet on the south line, measuring 157.57 across the rear line.

Being the same property conveyed to Frank Eugene Allison, Frank Andrew Allison and Gerald David Allison, Trustees of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018, by Quitclaim Deed from Frank Eugene Allison, of record at Instrument No. 20180105-0001589, Register's Office for Davidson County, Tennessee. The said Frank Eugene Allison having subsequently

died and was succeeded by Frank Andrew Allison and Gerald David Allison as Trustees of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018.

This improved property is known as 842 Rodney Drive, Nashville, Tennessee 37205.

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

Grantors convey in their fiduciary capacity only and not individually.

WITNESS my hand this 30 day of March, 2021.

Frank Andrew Allison TTEE
FRANK ANDREW ALLISON
Trustee of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tyesha Brown, a Notary Public, FRANK ANDREW ALLISON, Trustee of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 30th day of March, 2021.

Notary Public

My Commission Expires:
9/6/2022

TYESHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 30 day of March, 2021.

Gerald David Allison, TTEE

GERALD DAVID ALLISON
Trustee of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tyesha Brown, a Notary Public, GERALD DAVID ALLISON, Trustee of the Frank Eugene Allison Revocable Trust u/t/a dated January 4, 2018, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 30th day of March, 2021.

Notary Public

My Commission Expires:
9/6/2022

TYESHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(H) as being the implementation of a distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).