AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 545823232-66815622

Karen Johnson Davidson County
Batch# 609783 DEEDQC
04/07/2021 03:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210407-0046386

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 081-03-0-269

QUIT CLAIM DEED

THIS DEED made and entered into on this 1st day of April, 2021, by and between **Ann Allen, an unmarried woman**, a mailing address of 2111 Owen Street, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Sulaiman O. Allen, a single person**, a mailing address of 2111 Owen Street, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2111 Owen Street, Nashville, TN 37208

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) from Hubert L. Brown in a prior Deed recorded under Document Number: 20021014-0125870, recorded on 10/14/2002 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ann Bamwell Allen
Ann Allen

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 6, 2024

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Ann Allen, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 1st day of April, 2021.

LaQuan Jackson
Notary Public
My Commission expires: 3-6-2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Sulaiman Allen
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 1st day of April, 2021.

LaQuan Jackson
Notary Public
My Commission Expires: 3-6-2024



My Commission Expires Mar. 6, 2024

Name and address for person(s) responsible for taxes:

Sulaiman O. Allen
2111 Owen Street
Nashville, TN 37208

Name and address of property owner:

Sulaiman O. Allen
2111 Owen Street
Nashville, TN 37208

EXHIBIT A
LEGAL DESCRIPTION

That certain land located in Davidson County, Tennessee and being more particularly described as follows:

LAND in DAVIDSON COUNTY, TENNESSEE, being Lot No. 39 in Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of record in Book 57, Page 69, Register's Office for Davidson County, Tennesee.

Said Lot No. 39 fronts 50 feet on the westerly side of Owen Street and runs back between parallel lines 150 feet to an alley.

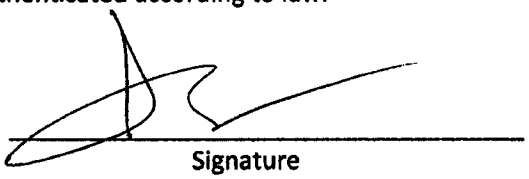
Being the same property conveyed to Hubert L. Brown by Warranty Deed from Jessie P. Bass, unmarried, dated January 17, 1997 and recorded in Book 10332, Page 844, Register's Office for Davidson County, Tennessee and further by Quitclaim Deed from Don Harris which deed was recorded January 3, 2001 as Instrument No. 20010103-0000862, Register's Office for Davidson County, Tennessee.

APN: 081-03-0-269

PROPERTY COMMONLY KNOWN AS: 2111 Owen Street, Nashville, TN 37208

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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 NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021