Karen Johnson Davidson County
Batch# 646686 DEEDQC
06/01/2021 09:47:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210601-0072814

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 037-00-0
PARCEL: 040.00

NEW OWNER'S ADDRESS:
Alan Shane Watson and Kymberli Watson
4329 Little Marrowbone Road
Joelton, TN 37080

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Hubert E. Allen, III, Trustee of Hubert Earl Allen, III, Trustee under the Revocable Trust Agreement of Hubert Earl Allen, III and Margie G. Allen, dated June 5, 2019 Grantor, by these presents do hereby quitclaim and convey unto Alan Shane Watson and Kymberli Watson, husband and wife, Grantee, their successor and assigns all of my interest in the following described tract or parcel of land, to wit:

Being a tract of land lying on Little Marrowbone Road in Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Hubert E. Allen, III in Book 3991, Page 943 Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the Southerly margin of Little Marrowbone Road, said point further described as being the Northwest corner of the Keeman E. and Cari L. Allen property as of record in Instrument Number 20191206-0126393, Register's Office of Davidson County, Tennessee; thence leaving the said Little Marrowbone Road and running with the Westerly line of the said Allen property South 07 degrees 01 minutes 57 seconds West a distance of 38.29 feet to a point lying on the Northerly line of the Eric and Katie Matracia property as of record in Instrument Number 20190509-0043553, Register's Office of Davidson County, Tennessee, said point further described as lying on the centerline of Little Marrowbone Creek; thence leaving said line of Allen and running with the centerline of Little Marrowbone Creek and the Northerly lines of the said Matracia property and the Kerry N. Allen property as of record in Quitclaim Deed 20061018-0129398, Register's Office of Davidson County, Tennessee and J. L. Allen as of record in Book 3248, Page 53, Register's Office of Davidson County, Tennessee North 87 degrees 31 minutes 33 seconds West a distance of 188.36 feet to a point lying on the centerline of Little Marrowbone Creek; thence leaving said line of Matracia and Kerry Allen and running with the said Northern line of J. L. Allen and Kymberly D. and Alan S. Watson as of record in Quitclaim Deed 20190430-0039834, Register's Office of Davidson County, Tennessee North 82 degrees 11 minutes 37 seconds West a distance of 122.05 feet to a point lying in the centerline of Little Marrowbone Creek; thence leaving the said Northerly line of Allen and running with the said line of Watson as follows: North 88 degrees 25 minutes 25 seconds West a distance of 74.55 feet to a point; thence North 79 degrees 12 minutes 27 seconds West a distance of 148.36 feet to a point lying on the centerline of Little Marrowbone Creek at the Southeast corner of the Kymberli D. And Allan S. Watson as of record in Quitclaim Deed 20140917-0085255, Register's Office of Davidson County, Tennessee; thence leaving the said centerline of Little Marrowbone Creek and running with the Easterly line of Watson North 07 degrees 34 minutes 29 seconds East a distance of 69.49 feet to a point lying on the said Southerly margin of Little Marrowbone Road; thence leaving the said line of Watson and running with the said margin of Little Marrowbone Road South 66 degrees 40 minutes 36 seconds East a distance of 34.24 feet to the beginning of a curve; thence around said curve, having a radius of 946.07 feet, to the left a distance of 441.98 feet to a point; thence North 86 degrees 33 minutes 21 seconds East a distance of 62.14 feet to the point of beginning, containing 0.45 acres, more or less.

Being a portion of the same property conveyed to Hubert Earl Allen, III, Trustee under the Revocable Trust Agreement of Hubert Earl Allen, III and Margie G. Allen, dated June 5, 2019 by Quitclaim Deed dated 6/05/2019 from Hubert Earl Allen, III and wife, Margie G. Allen of record in Instrument Number 20190627-0062591 and to Hubert E. Allen, III by Warranty Deed dated 02/28/1966 from Martha Cato Smith and Josie Cato Smith of record as Book 3991, Page 943, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: tract on Little Marrowbone Road, Joelton, TN 37080.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 24th day of May, 2021.

Hubert Earl Allen, III, Trustee under the Revocable Trust Agreement of Hubert Earl Allen, III and Margie G. Allen, dated June 5, 2019

By: Hubert E Allen III TRUSTEE
Hubert E. Allen, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Hubert E. Allen, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that such person is the Trustee of Hubert Earl Allen, III, Trustee under the Revocable Trust Agreement of Hubert Earl Allen, III and Margie G. Allen, dated June 5, 2019, and so authorized by the trust, executed the within instrument for the purposes therein contained, as Trustee.

Witness my hand, at office, this 24th day of May, 2021.

Melissa Heavener
Notary Public

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 24th day of May, 2021.

Melissa Heavener
Notary Public

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023