Karen Johnson Davidson County
Batch# 657063 DEEDQC
06/15/2021 02:29:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210615-0080727

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 500, Houston, TX 77024	Attorneys Title Agency 31440 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334	Nathaniel Allen and Dorothea Allen 4236 Longfellow Drive, Nashville, TN 37214	062 02 0B 272.00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Nathaniel Allen and Dorothea Allen, husband and wife, whose address is 4236 Longfellow Drive, Nashville, TN 37214 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Nathaniel D. Allen, joined in execution by spouse, Dorothea Allen, whose address is 4236 Longfellow Drive, Nashville, TN 37214, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 256 ON THE PLAN OF ABBINGTON PARK, PHASE TWO, SECTION 1, AS OF RECORD IN INSTRUMENT NO. 20081008-1012227 AND REVISED IN INSTRUMENT NO. 20081024-0106746 AND BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20081030-0108211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 06/02/2016 at Instrument Number 20160602-0055347 in the Register's Office of Davidson County, Tennessee.

Commonly known as 4236 Longfellow Drive, Nashville, TN 37214. This address is provided for informational purposes only.

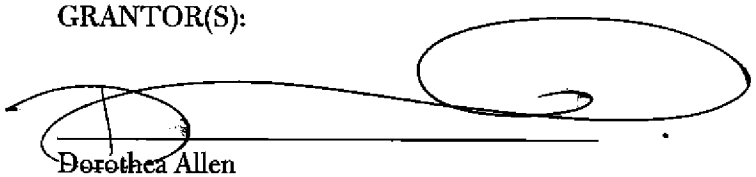
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

ATA File No. TN-21777625-NLS

GRANTOR(S):



~~Dorothea~~ Allen

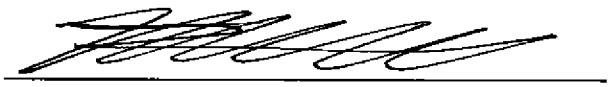
ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ @ VIRGINIA

COUNTY OF Virginia Beach City

Personally appeared before me, Frederick Lockhart Caldwell, notary public, Dorothea Allen, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of MAY, 2021.

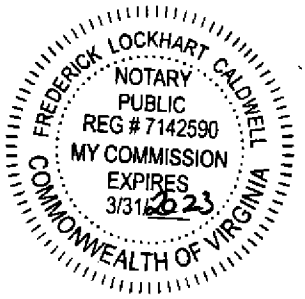


Notary Public

Frederick Lockhart Caldwell

Notary Public Name (Printed)

My Commission Expires: 03/31/2023



GRANTOR(S):

Nathaniel D. Allen

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ VIRGINIA

COUNTY OF Virginia Beach City

Personally appeared before me, Frederick Lockhart Caldwell, notary public, Nathaniel D. Allen, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of MAY, 2021.

Notary Public

Frederick Lockhart Caldwell

Notary Public Name (Printed)

My Commission Expires: 03/31/2023

FREDERICK LOCKHART CALDWELL
NOTARY PUBLIC
REG # 7142590
MY COMMISSION EXPIRES
3/31/2023
COMMONWEALTH OF VIRGINIA

Information contained in this document was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this document. The preparer is not responsible for any typed or hand-written additions made to this document after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this document should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Nathaniel Allen

Dorothea Allen

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ VIRGINIA

COUNTY OF VIRGINIA BEACH CITY

Personally appeared before me, FREDERICK LOCKHART CALDWELL notary public, Nathaniel Allen and Dorothea Allen, husband and wife, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of MAY, 2021.

Notary Public

FREDERICK LOCKHART CALDWELL

Notary Public Name (Printed)

My Commission Expires: 03/31/2023

FREDERICK LOCKHART CALDWELL NOTARY PUBLIC REG # 7142590 MY COMMISSION EXPIRES 3/31/2023 COMMONWEALTH OF VIRGINIA

(For Recording Data Only)

File No : TN-21777625-NLS

EXHIBIT A

The land is situated in the City of Nashville, County of Davidson, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Commonly Known As: 4236 Longfellow Dr., Nashville, TN 37214

062 02 0B 272.00

ATA NATIONAL TITLE GROUP, LLC
31440 Northwestern Hwy, Suite 100
Farmington Hills, MI 48334
Ph:(248) 341-4922 Fax:(248) 432-2162

True Copy Certification

I, Carol Varvatos , 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 Michigan

County of Oakland

Personally appeared before me, Kristy Brown, a notary public for this county and state, Carol Varvatos who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: July 6, 2024

Notary Seal (if on paper)

Kristy A. Brown
Notary Public, Oakland County, MI
My Commission Expires July 6, 2024
Acting in Oakland County