Karen Johnson Davidson County
Batch# 702087 DEEDQC
08/20/2021 12:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210820-0112994

# QUITCLAIM DEED

2121939 TN/RTC

**MAIL RECORDED DEED TO:**

JORDAN J. ALLISON MP
1218 MONTGOMERY AVENUE
NASHVILLE, TN 37207

**OWNER (SEND TAX BILLS TO):**

JORDAN J. ALLISON
1218 MONTGOMERY AVENUE
NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SLOAN MATTHEW ALLISON and JORDAN J. ALLISON, husband and wife (herein, "Grantor"), whose address is 1218 Montgomery Avenue, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to JORDAN J. ALLISON, a married woman (herein, "Grantee"), whose address is 1218 Montgomery Avenue, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1218 Montgomery Avenue, Nashville, TN 37207

***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***

WITNESS my hand and seal this 12 day of August, 2021.

PIN NO: 071 16 0 278.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**GRANTOR:**

SLOAN MATTHEW ALLISON

STATE OF HAWAII
COUNTY OF MAUI

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SLOAN MATTHEW ALLISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2021

[Affix Notary Seal]

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-17-2025
Christy P Birchard

**GRANTOR:**

JORDAN J. ALLISON

STATE OF HAWAII
COUNTY OF MAUI

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JORDAN J. ALLISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of August, 2021

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-17-2025

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

**Doc. Date:** 8-12-2021 **# Pages:** 4
**Notary Name:** Christy P. Birchard 2nd Circuit
**Doc. Description:** Quitclaim (stamp or seal)

Notary Signature 5/12/2021 Date

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

**OATH OF CONSIDERATION**

STATE OF Hawaii
COUNTY OF Maui

The actual consideration for this transfer is $0.00.

**Grantee:**

Grantee signature: _____
JORDAN J. ALLISON

Subscribed and sworn to under oath before me, this 12 day of August, 2021 by JORDAN J. ALLISON.

[Affix Notary Seal]

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-17-2025

Doc. Date: 8/12/2021 # Pages: 3 of 4
Notary Name: Christy P. Birchard 2nd Circuit
Doc. Description: Oath of Consideration
(stamp or seal)
_____ 8/12/2021
Notary Signature Date

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

## EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE: BEING LOTS NOS. 344 AND 345 ON THE PLAN OF OAKWOOD PARK OF RECORD IN BOOK 421, PAGE 12, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 344 FRONTS 30.3 FEET ON THE WEST SIDE OF MONTGOMERY AVENUE, FORMERLY, NORTH NINTH STREET AND EXTENDS BACK BETWEEN LINES AND ALONG THE SOUTH MARGIN OF MILE END AVENUE 165 FEET TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 32.1 FEET.

SAID LOT NO. 345 FRONTS 31 FEET ON THE WEST SIDE OF MONTGOMERY AVENUE, FORMERLY NORTH NINTH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, 165 FEET TO AN ALLEY.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN DAVIDSON COUNTY AS DOCUMENT NUMBER 20181001-0097086.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20181001-0097086 on October 1, 2018.

**PIN NO:** 071 16 0 278.00

**STREET ADDRESS:**

1218 MONTGOMERY AVENUE, NASHVILLE, TN 37207

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

21-055380 (PS)

## True Copy Certification

I, Alex Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/2021 (date of document).

Alex Williams
Affiant Signature

8/20/2021
Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 12/28/22
Notary's Seal (if on paper)

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22