Karen Johnson Davidson County
Batch# 760743 DEEDQC
11/24/2021 02:29:22 PM 2 pgs
Fees: $13.00 Taxes: $166.50

20211124-0156391

RANDALL J. HEFLIN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

State of Tennessee
County of Davidson
The Actual Consideration or value, whichever is greater for the transfer is: $45,000

Randy Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November 2021

Randall J Heflin Jr
Notary Public

MY COMMISSION EXPIRES: 3-6-24

**THIS INSTRUMENT WAS PREPARED BY**
**Tammy Leigh Russell, 261-A, Zachary Road, Lebanon Tennessee 37090**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOW: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Tammy Leigh Russell** | **SAME** | **Map/Par 0531 2012500** |
| **205 28th Street** | (NAME) | |
| **Nashville, Tennessee 37138** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION OF THE SUM OF $10.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTORS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, RANDY LYNN ALLEN, DO HEREBY RELEASE, QUITCLAIM AND CONVEYED ALL OF MY RIGHTS, TITLE, AND INTERESTS, UNTO TAMMY LEIGH RUSSELL, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS, TO WIT:**

Land in the 4th Civil District of Davidson County, Tennessee and being in the former City of Lakewood, described as follows:

Being Lot No. 11 Block "9" on the Map of Dabbs and Elliott's Subdivision No. 1 of record in Book 547, Page 97, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Fred Allen and wife, Daphine Allen of record in Deed Book 547, Page 97 by deed from Charles E. And Bobbie Gann Register's Office of Davidson County, Tennessee 37138.

Being the same property that is the subject of an Affidavit of Heirship filed in the Davidson County Register of Deeds Office on September 28, 2021 as document 20210928-0129858 documenting the death of

James Fred Allen and wife Daphne B.Allen.

Being the same property conveyed to Randy Allen by Quitclaim Deed dated November 13, 2021 of record in as Instrument 20211124-0155897 in the Register's Office for Davidson County, Tennessee.

This is improved X property, known as: 205 28th Street, Nashville, Davidson County, Tennessee 37138

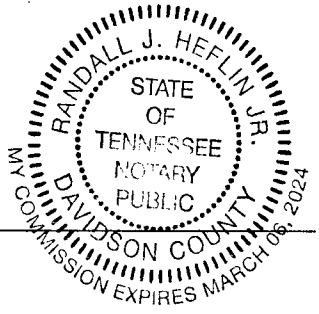
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of November 2021.

Randy Allen

**Randy Lynn Allen**




**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Randy Lynn Allen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis \of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of November 2021.

My Commission Expires: 3-6-24

Randall J Heflin Jr

Notary Public