Karen Johnson Davidson County
Batch# 794784 DEEDQC
01/25/2022 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220125-0008910

Name and Address of New Owner:
Brian Todd Allegood
3704 Green Ridge DR
Nashville TN 37214

Send Tax Bills To:
same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09705001800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bobbi Allegood** "the Grantor," convey and quitclaim unto **Brian Todd Allegood,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 46 On the Plan of Hickory Bend, Section 7 of record in Plat Book 3600, Page 29, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Brian Todd Allegood and Bobbi Allegood, husband and wife, by Quitclaim Deed from Brian Allegood and Bobbie Jo Sauls, as Joint Tenants with Right of Survivorship, recorded on October 27, 2014, of record in Instrument No. 20141027-0098960, Register's Office for Davidson County, TN.
>
> This is improved property known as 3407 Green Ridge Dr., Nashville, TN 37214.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of January, 2022.

Bobbi Jo Allegood (SEAL)
Bobbi Allegood

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Bobbi Allegood** , the within named bargainor, 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 this 10th day of January, 2022.

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Notary Public
My commission expires: 5-20-24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of January, 2022.

Notary Public
My commission expires: 5-20-24

File # 2021-3965-BT

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 1/10/22 (date of document).

Affiant Signature

1/14/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of January, 2022.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARIAL SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025