Karen Johnson Davidson County
Batch# 812409 DEEDQC
02/28/2022 11:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220228-0022409

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
625 Main Street, Unit 204
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Helen M. Brooks 535 Hamilton Avenue Nashville, TN 37203	SAME	19514000500

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 14 day of February 2022, between **Carolyn M. Allen,** a resident of Williamson County, Tennessee ("Grantor"), and **Helen M. Brooks, an unmarried woman**, a resident of Davidson County, Tennessee ("Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being all of Tract 3B of the Resubdivision of Portions of Lots 1, 2 & 3 of DC Kellys Subdivision Plat Book 421, Page 13, RODC, TN, which is of record as Instrument 20120904-0079281, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn M. Allen by quitclaim deed from Patsy M. Byers and Helen M. Brooks, dated January 29, 2014, of record in Instrument Number 20140129-0008227, Register's Office for Davidson County, Tennessee.

Further being part of the property acquired by Ollie L. McCord by quitclaim deed from Buford P. McCord of record in Book 4565, Page 648, Register's Office for Davidson County, Tennessee. Ollie L. McCord, a single person, died testate on May 10, 1999 and bequeathed the property to her three (3) daughters, Grantors Patsy M. Byers and Helen M. Brooks and Grantee Carolyn M. Allen in equal shares, pursuant to the terms of her Last Will and Testament.

This is unimproved property known as: **789 Hill Road, Brentwood, Tennessee 37027**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Carolyn M. Allen (L.S.)
Carolyn M. Allen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Carolyn M. Allen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

DAVID BLAINE MORTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand and seal, at office in Williamson County, Tennessee, this 14 day of February 2022.

David Blaine Morton
Notary Public
My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 25, 2024

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Affiant/Grantee

DAVID BLAINE MORTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 14 day of February, 2022.

David Blaine Morton
Notary Public
My commission expires: MY COMMISSION EXPIRES SEPTEMBER 25, 2024

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 February 14, 2022.

2/16/2022
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16 day of February, 2022

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7/3/2023

Notary Public: Teresa Morgan
My Commission Expires: 7/3/2023