Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 847082 DEEDQC
04/28/2022 10:16:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220428-0049070

QUITCLAIM DEED

ADDRESS NEW OWNER:
Flippen Family Trust
330 Poplar Springs Drive
Killen, AL 35645

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
104 060 20800

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Murphree Shaw Flippen and Andrea Lynn Flippen, Co-Trustees of the Allison Family Trust, pursuant to the Last Will and Testament of Edwin D. Allison dated December 26, 1996, and Andrea Lynn Flippen,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Murphree Shaw Flippen and Andrea Lynn Flippen, Co-Trustees of the Flippen Family Trust, dated December 26, 2007,** all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of West End Heights, being a resubdivision of Lot No. 30, West End Avenue Place, and Lots Nos. 130 and 131, West End Heights, of record in Plat Book 3106, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Earlyne S. Allison, unmarried as to a 53% interest, and Earlyne S. Allison and Andrea Lynn Flippen as Trustees of The Allison Family Trust pursuant to the Last Will and Testament of Edwin D. Allison dated 12/26/96, a 47% interest, by Warranty Deed from Jerry A. Proctor, Jr. and wife, Stacy Lynn Dorris, of record in Instrument No. 20120306-0019588, Register's Office, Davidson County, Tennessee, recorded on March 6, 2012.

Earlyne S. Allison having died testate on January 28, 2020, leaving her interest in the property to the Murphree Shaw Flippen and Andrea Lynn Flippen, Co-Trustees of the Flippen Family Trust, dated December 26, 2007. Her Last Will and Testament was admitted to probate for muniment of title, pursuant to an Amended Order Probating Last Will and Testament for Muniment of Title Only, in the 7th Circuit for the 20th Judicial District, State of Tennessee / Metropolitan Nashville – Davidson County, Docket No. 20P759.

The Last Will and Testament of Edwin D. Allison created the Allison Family Trust. Earlyne Allison and Andrea Lynn Flippen were appointed as the initial Co-Trustees of said Trust. Upon the death of Earlyne Allison, Murphree Shaw Flippen was appointed as alternate Co-Trustee of said Trust with Andrea Lynn Flippen.

Andrea Lynn Flippen joins in on this conveyance to convey any individual interest she has in the property, including any interest she had by operation of the Allison Family Trust, pursuant to the Last Will and Testament of Edwin D. Allison.

This is improved property known as **3204 Marlborough Avenue, Nashville, TN 37212.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 22 day of April, 2022.

GRANTOR:

ALLISON FAMILY TRUST:

Murphree Shaw Flippen, Co-Trustee

Andrea Lynn Flippen, Co-Trustee

Andrea Lynn Flippen, individually

STATE OF Tennessee
COUNTY OF Davidson

On April 22, 2022, before me personally appeared, **Murphree Shaw Flippen**, Co-Trustee of the **ALLISON FAMILY TRUST**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as such Trustee free act and deed.

Witness my hand, at office, this 22 day of April, 2022.

Tammie Albert
NOTARY PUBLIC

TAMMIE ALBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

My Commission Expires: 11-8-2022

STATE OF Alabama,
COUNTY OF Lauderdale

On 4/5/2022, before me personally appeared, **Andrea Lynn Flippen**, Co-Trustee of the **ALLISON FAMILY TRUST**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as such Trustee free act and deed.

Witness my hand, at office, this 5th day of April, 2022.

Cortney Munger
NOTARY PUBLIC

CORTNEY MUNGER
NOTARY PUBLIC
My Comm. Expires July 7, 2025
ALABAMA STATE AT LARGE

My Commission Expires: July 7th, 2025

STATE OF Alabama
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Andrea Lynn Flippen,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2022.

Cortney Munger
NOTARY PUBLIC

CORTNEY MUNGER
NOTARY PUBLIC
My Comm. Expires July 7, 2025
ALABAMA STATE AT LARGE

My Commission Expires: July 7th, 2025

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 26 day of April, 2022.

NOTARY PUBLIC

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Jan 8 2024