Karen Johnson Davidson County
Batch# 857368 DEEDQC
05/17/2022 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220517-0057070

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
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150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Actual consideration for this transfer is -$0-.

Carol M. Allen
AFFIANT

Subscribed and sworn to before me on this day, May 5th, 2022.

JAMES CHANDLER THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
EXP. Nov. 20, 2022
WILLIAMSON COUNTY

James Chandler Thompson
Notary Public

My Commission Expires: November 20 2022

New Owner Address:
Angela Allen
4311 Dale Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number
132 14 0 032.00

QUITCLAIM DEED

Carol Allen ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims a one-fourth (1/4) interest to **Angela Allen** ("Grantee") all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

876040.1/020210895

WITNESS my hand on this day, May 5, 2022.

Carol M. Allen

Carol Allen

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Allen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, May 5th, 2022.

James Chandler Thompson

Notary Public

My Commission Expires: November 20, 2022

Notary's Seal



876040.1/020210895

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 78 fronts 160 feet on the southerly side of Van Leer Drive and runs back 337.63 feet on the westerly line and 331.80 feet on the easterly line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Fred A. Allen and wife, Dorothy K. Allen from Dorothy M. Snively, attorney in fact for her husband, John T. Snively, and Dorothy M. Snively, individually, by deed of record in Book 2810, page 464, in the Register's Office for Davidson County, Tennessee. Fred A. Allen having died intestate on August 31, 1982 and all right, title, and interest in the property vested by intestacy in Dorothy K. Allen as to a one-third (1/3) undivided interest, Fred A. Allen III as to a one-third (1/3) undivided interest and John K. Allen as to a one-third (1/3) undivided interest. Dorothy K. Allen died intestate on May 21, 1990 and all of her right, title, and interest in the property having vested in Dorothy K. Allen's heirs-at-law, being namely Fred A. Allen, III as to a one-half (1/2) undivided interest and John K. Allen as to a one-half (1/2) undivided interest. Fred III died intestate on August 6, 2008 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property having vested in his heirs-at-law, Carol Allen as to a one-fourth (1/4) undivided interest and Angela Allen as to a one-fourth (1/4) undivided interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20141119-0106677, Register's Office for Davidson County, TN. John K. Allen died intestate on August 12, 2021 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property vested in his sole heir-at-law, Angela Allen, such that the owners of the property being Angela Allen as to a three-fourth (3/4) interest and Carol Allen as to one-fourth (1/4) interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20220120-0007720, Register's Office for Davidson County, Tennessee.

This is improved property known as 899 Van Leer Drive, Nashville, Davidson County, Tennessee.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 May 5, 2022.

Affiant Signature

Date: May 10, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, May 10, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

