Karen Johnson Davidson County
Batch# 869428 DEEDQC
06/10/2022 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220610-0066221

Name and Address of New Owner:
Daniel Christopher Allen
LaQuiche Allen
1319 North 60th Street
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No: 049-00-0-075

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, **Terri L. Allen, a widow, Michael Lewis Allen, unmarried, Daniel Christopher Allen and LaQuiche Allen, Husband and Wife,** "the Grantors," convey and quitclaim unto **Daniel Christopher Allen and LaQuiche Allen, Husband and Wife ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, Surveyor, January 14, 1958, as follows:

BEGINNING at a point on the easterly margin of State Highway No. 112 (Nashville to Clarksville Highway), said point being 313 feet North of the North margin of Stevens Lane and said Highway; thence, North 87 deg. 10 min. East 305 feet to an iron pin on the center line of Tennessee Natural Gas Line; thence, North 3 deg. 50 min. West 120 feet to a point and iron pin; thence, South 87 deg. 10 min. West 300 feet to an iron pin on the easterly margin of the said State Highway No. 112; thence with the easterly margin of the same, southerly 120 feet to the point of beginning.

Being the same property conveyed to Terri L. Allen, by Quitclaim Deed from Frank T. Allen, dated February 28, 2005 and recorded on April 22, 2005, of record in Instrument No. 20050422-0045161, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed in Instrument No. 20050422-0045160, Quitclaim Deed in Instrument No. 20050422-0045159, Quitclaim Deed in Instrument No. 20050422-0045158, Quitclaim Deed in Instrument No. 20050422-0045157, Quitclaim Deed in Instrument No. 20050422-0045156, Affidavit of Heirship in Instrument No. 20050422-0045155 and Warranty Deed in Book 7736, Page 541.

Daniel Christopher Allen was erroneously referred to as David Christopher Allen in the Affidavit of Heirship recorded in Instrument No. 20050422-0045155, Register's Office for Davidson County, Tennessee.

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Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 1st day of June, 2022.

Terri L. Allen

Michael Lewis Allen

Daniel Christopher Allen

LaQuiche Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2022, before me personally appeared Terri L. Allen, Michael Lewis Allen, Daniel Christopher Allen and LaQuiche Allen, to me known to be the person persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 1st day of June, 2022.

Notary Signature
My commission expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

AFFIDAVIT OF VALUE

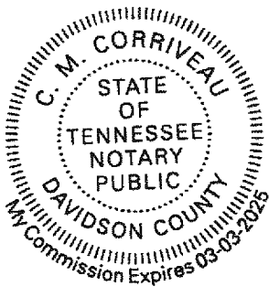
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is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

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of June, 2022.

Notary Signature
My commission expires: 3/3/2025



202206100066221

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/01/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/01/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM