Karen Johnson Davidson County
Batch# 971826 DEEDQC
02/17/2023 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011606

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 17 day of February, 2023.

Caitlin Turner
Notary Public

Affiant

My Commission Expires: 7/22/25

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
James Allen 4317 Little Marrowbone Road Joelton, TN 37080	Same as new owner.	037000042.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Martha Hutton**, by these presents does hereby quitclaim and convey unto **James Allen** and his successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey thereof Jerome Stuart, 6-3-61 in Little Marrowbone Creek S. of

Beginning at culvert under the Road thence S. 5 Degrees west 47 1/5 poles to hickory and concrete marker on Ridge; thence S. 46 Degrees West 42 4/5 poles to a concrete marker on said Ridge; thence S. 16 Degrees west 18 4/5 poles to white oak and concrete marker in Robert Jones east line; thence with his line N. 101/2 Degrees w. 14 ½ poles to a forked red Oak also H. Z. Allen Jr. S.E. corner; thence N. 38 Degrees East 29 4/5 poles to red oak; thence N. 26 Degrees east 6 poles to sugar tree stump; thence N. 16 Degrees E. 10 poles to stake red oak pointer; thence N. 8 Degrees E. 42 poles to center of Little Marrowbone Creek; thence up said creek S. 881/2 E. 17 poles to beginning, containing 6.8 acres more or less. Being a part of the real estate of record in Book 975, page 158, Register's Office for Davidson County, Tennessee.

Being the same property deeded to J. L. Allen and wife Mabel Allen by Warranty Deed of record in Book 3248, Page 52, Register's Office for Davidson County, Tennessee. The said J. L. Allen pre-deceased on 8/25/2006 leaving Mabel Allen as the surviving tenant by the entirety. The said Mabel Allen died intestate on 05/28/2021, Seventh Circuit Court for Davidson Co., Tennessee; Case No.: 21P-1410. See Affidavit of Heirship of record as Instrument No. 20230112-0002761, Register's Office for Davidson County, TN. The said Mabel Allen and Mabel Louise Allen are one and the same person.

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

Witness my hand this 9th day of February, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Martha Hutton

MARTHA HUTTON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Ryan Savage, a Notary Public in and for said County and State, **MARTHA HUTTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 9th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 12/22/25

RYAN SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 2/9/23 [DATE].

AFFIANT SIGNATURE

2/17/2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 9 day of February, 2023.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

