Karen Johnson Davidson County
Batch# 987248 DEEDQC
03/31/2023 12:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230331-0023474

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PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 31, 2023.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

New Owner Address:
Barry Eugene Allen and
Jennifer Kay Allen
8247 River Road Pike
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
066 00 0 121.00

QUITCLAIM DEED

Barry Allen, married ("Grantor"), for consideration in the amount of $10.00, hereby releases, remises and quitclaims to Andrew J. Bellm, Trustee, his successors and assigns, all right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

And now, I, the said Andrew J. Bellm, Trustee, do hereby quitclaim all right, title and interest unto **Barry Eugene Allen and Jennifer Kay Allen, husband and wife,** their heirs and assigns, the same property described in Exhibit A, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, March 31, 2023.

Barry Allen

Andrew J. Bellm, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barry 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 his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 31, 2023.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew J. Bellm, Trustee**, 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 his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 31, 2023.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

EXHIBIT A

Beginning at an iron pin in the right-of-way of River Road Pike, said pin being the southeast corner of described tract and also being south 47 degrees 11 minutes 58 seconds east 199.54 feet from the southeast corner of Davidson County Property Map 66 Parcel 33; thence north 11 degrees 30 minutes 00 seconds east 767.90 feet to an iron pin; thence north 56 degrees 30 minutes 00 seconds east 508.41 feet to an iron pin; thence north 11 degrees 30 minutes 00 seconds east 1742.17 feet to an iron pin, thence north 78 degrees 30 minutes 00 seconds east 87.82 feet to an iron pin; thence north 11 degrees 30 minutes 00 seconds east 728.66 feet to an iron pin; thence north 78 degrees 30 minutes 00 seconds west 87.12 feet to an iron pin; thence north 11 degrees 30 minutes 00 seconds east 821.33 feet to a point in the Cumberland River (passing an iron pin at 649.49 feet); thence south 77 degrees 37 minutes 39 seconds east 265.01 feet to a point; thence south 11 degrees 30 minutes 00 seconds west 436.85 feet (passing an iron pin at 145.38 feet) to an iron pin; thence south 78 degrees 30 minutes 00 seconds east 82.00 feet to an iron pin; thence south 11 degrees 30 minutes 00 seconds west 1454.32 feet to an iron pin; thence north 78 degrees 30 minutes 00 seconds west 82.68 feet to an iron pin; thence south 11 degrees 30 minutes 00 seconds west 1385.96 feet to an iron pin; thence south 56 degrees 30 minutes 00 seconds west 762.61 feet to an iron pin; thence south 11 degrees 30 minutes 00 seconds west 657.36 feet to an iron pin; thence with a curve to the left having a central angle of 2 degrees, 03 minutes 41 seconds, a radius of 2869.21 feet, a length of 103.23 feet and a chord bearing and distance of north 44 degrees 10 minutes 32 seconds west and 103.22 feet to the point of beginning containing 25.28 acres.

Being the same property conveyed to Barry Allen, married from David W. Duke, II and wife Kayce M. Duke by warranty deed, of record in 20100720-0056802, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

The above-described property is on Greenbelt. If the property does not remain on Greenbelt, there will be a three (3) year rollback tax. The Grantor will be responsible for this tax.

This is improved property commonly known as 8247 River Road Pike, Nashville, TN 37209.

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 March 31, 2023.

Affiant Signature

Date: March 31, 2023

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, March 31, 2023.

Notary's Signature

My Commission Expires: 1-11-26
Notary's Seal

