Karen Johnson Davidson County
Batch# 987292 DEEDQC
03/31/2023 02:16:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230331-0023534

QUITCLAIM DEED

Name & Address of Property Owner

Helen T. Brown, Trustee

4602 Sulphur Creek Road

Street Address or Route Number

Nashville, Tennessee 37218 **47-00-59**

City State P.O. Zip Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$-0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF MARCH 2023

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-

Affiant

Subscribed and sworn before me this the 31 Day of March, 2023.

Deputy Register

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of transferring to **Helen J. Brown, Trustee** with the right to transfer, sale, mortgage and convey without the joinder of any party and in the event of her death or inability to serve due to incapacity said property will be transferred to **George Terrell, Trustee**, with the same powers stated hereinabove. Now therefore, **Bernice H. Allen, by** these presents hereby quitclaims, transfers and conveys all of her right, title and interest unto **Helen J. Brown, Trustee** with the right to transfer, sale, mortgage and convey without the joinder of any party the following tracts or parcels of land in Davidson County, Tennessee, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED AS EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

This is improved property known as 4602 Sulphur Creek Road Nashville, Tennessee 37218.

IN WITNESS WHEREOF I have hereunto set my hand on the 24th day of March 2023.

BERNICE H. ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **BERNICE H. ALLEN** the bargainer 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 Nashville Tennessee this 24th day of March 2023.

NOTARY PUBLIC

My Commission Expires: 11/3/25

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

This Instrument Prepared With Information Provided By The Parties By:

Law Office of Robert Greene
Robert Greene, Attorney
Quorum Financial Center
4121 Clarksville Pike, Suite 8
Nashville, Tennessee 37218
(615) 596-0712 Telephone
chilig53@comcast.net

EXHIBIT "A"

Tract No. 1 Being in the 13th Civil District of said County, described according to a survey made by Lewis D. Justice dated May 10, 1952 as follows:

BEGINNING at a point in the center of the County Road now known as Sulphur Creek Road, formerly called Hyde Road and running thence south 88 degrees 35 feet east with Jim Cato's southern boundary line, 453 feet to a stake; thence south 33 degrees 55 feet west 324 feet to a spike in the center of Sulphur Creek Road; thence with the center of said road, north 44 degrees 10' west 390.6 to the point of beginning, being the spike in the center of Sulphur Creek Road, containing 1.42 acres.

Track No. : 2 Being in the 13th Civil District of said County, described as follows:

Beginning at a point in the centerline of Sulphur Creek Road at the common corner of the George Powell and Arthur Kelley's tract; thence with the centerline of said road south 59 degrees 15 feet east 366.3 feet to a point in the centerline of said road; thence south53 degrees 25 feet west 255 to a stake thence north 47 degrees west 240 feet to a stake in the Mary Cato's line ; thence north 0 degrees 30 feet east 154 feet to a stake at the Cato and Powell corner; thence with George Powell's line, north 68 degrees 20 feet east 64 feet to the beginning, containing 1.77 acres.

Being the same property conveyed to Luther Allen and wife, Bernice H. Allen by Installment Deed from John R. Gray, unmarried of Record in Book 3178, page 66 Register's Office for Davidson County, Tennessee. The said Luther Allen having since died.