THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1009834 DEEDQC
06/01/2023 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041239

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(TO CREATE A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Amos Lowell Allen, Anne Marie Allen, and Jennifer Marie Allen 128 McFerrin Avenue Nashville, TN 37206	Owners	082 12 0 206.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Amos Lowell Allen and wife, Anne Marie Allen**, hereinafter called the Grantors, do hereby Quitclaim unto **Amos Lowell Allen and wife, Anne Marie Allen, and Jennifer Marie Allen, together as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **the westerly 70 feet or Lots 51, 52, and 53**, on the Plan of Neill S. Brown's Addition to East Nashville, as shown on plat of record in Plat: Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, Lo which said plan reference is hereby made for a more complete and accurate legal description thereof. Said part or said lots adjoin and front together 150 feet on the easterly side or an alley and extend back between parallel lines 70 feet, more or less, to the rear on which it measures 150 feet.

Being the same properly conveyed to Amos Allen and Anne Allen, as tenants by the entirety as to an undivided 67% interest and Nate Roach, unmarried, as to an undivided 33% interest, by Warranty Deed from Corey Patterson, filed on 03/15/2013, at Instrument No. 20130315-0026137, Register's Office for Davidson County, Tennessee; and being the same property that the said Nate Roach conveyed to the said Amos Allen and Anne Allen, married to each other, as Tenants by the Entirety, of record on 11/13/2014, at Instrument No. 201401113-0104801, Davidson County Register of Deeds, making them the only two owners.

This is property commonly known as 128 McFerrin Avenue, Nashville, TN 37206.*
*Note: An address is not a legal description of real property.

202306010041239

Witness our hands, this 1st **day of** June, **2023:**

Amos L. Allen
Amos Lowell Allen

Anne Marie Allen
Anne Marie Allen

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amos Lowell Allen and Anne Marie Allen**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, **2023**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Amos L. Allen
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF June, **2023**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 6/1/2023 (date of document).

Date: 6/1/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 1st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026