Karen Johnson Davidson County
Batch# 1064599 DEEDQC
10/25/2023 08:18 16 AM 4 pgs
Fees $22 00 Taxes $0 00
20231025-0083448

THIS INSTRUMENT PREPARED BY:

Brian S. Shelton
Carter Shelton Jones, PLLC
2021 Richard Jones, Suite 240
Nashville, Tennessee 37215

STATE OF TENN
COUNTY OF DA

The actual consider...

Affiant

Subscribed and sworn to before me, this 18 day of October, 2023

Notary Public

My Commission Expires
1/11/26

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner(s)	Send Tax Bills To.	Tax Map and Parcel Nos
Emily Ward Allen, Trustee of the Emily Ward Allen Revocable Trust dated October 18, 2023 2409 A Emmett Avenue Nashville, TN 37206	-SAME-	072 13 0L 001.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Emily Allen** (the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims unto **Emily Ward Allen, Trustee of the Emily Ward Allen Revocable Trust dated October 18, 2023,** all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference

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

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand this 18 day of October, 2023.

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Emily Allen

W. J.K. FONG
COMM # 2416396
SAN FRANCISCO County
California Notary Public
Comm Exp Sept. 17, 2026

STATE OF California)
COUNTY OF San Francisco)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Allen, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 18 day of October, 2023

My Commission Expires Sept. 17, 2026

W. J. K. Fong
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 2409 A, 2409 EMMETT AVENUE TOWNHOMES, as shown on plat of record in Instrument No. 20150831-0087881, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily Allen, by Warranty Deed dated July 26, 2016, of record as Instrument Number 20160729-0078370, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **2409 A Emmett Avenue, Nashville, TN 37206.**

This conveyance is made subject to:

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of IN TREVECCA SUBDIVISION OF RENAW, as recorded in Plat Book 421, Page(s) 169. but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants recorded in Instrument No. 20150831-0087881, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Any and all applicable governmental and/or zoning regulations

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 18 (DATE) day of October (MONTH), 2023 (YEAR), by Emily Ward Allen (SIGNER),

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

W. J.K. FONG
COMM # 2416396
SAN FRANCISCO County
California Notary Public
Comm Exp Sept. 17, 2026

W. J. K. Fong
NOTARY'S SIGNATURE

NOTARY SEAL

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and may prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
- ○ CORPORATE OFFICER
- ○ PARTNER(S)
- ○ ATTORNEY-IN-FACT
- ○ TRUSTEE(S)
- ○ GUARDIAN/CONSERVATOR
- ○ OTHER: _____

ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:

_____

DESCRIPTION OF ATTACHED DOCUMENT

Tax Map and Parcel Nos: 0721 3 OL 001 05
TITLE OR TYPE OF DOCUMENT

3 pages
NUMBER OF PAGES

Oct. 18, 2023
DATE OF DOCUMENT

Quitclaim Deed
OTHER

RIGHT THUMBRINT OF SIGNER