Karen Johnson
Batch # 1097147
02/02/2024 08:07:02 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240202-0007314

This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this 25th day of January, 2024. Notary Public My Commission Expires: 5-21-25 TRENT LINVILLE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of January, 2024, among:

COURTNEY PARKER ALLEN AND ROBERT ALLEN, WIFE AND HUSBAND,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERT ALLEN AND COURTNEY ALLEN, TRUSTEES OF THE ALLEN FAMILY TRUST DATED JANUARY 25, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, Page(s) 529 and 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Parker Allen and Robert Allen, wife and husband, by Warranty Deed from David Robinette and Kelley J. Mast, both unmarried, dated December 29, 2020 and recorded December 31, 2020 at Instrument No. 20201231-0155146 in said Register's Office for Williamson County, Tennessee.

This improved property is situated at 201 Herbert Court, Brentwood, TN 37027.

THIS DEED has been prepared solely upon information furnished by **Courtney Parker Allen and Robert Allen.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Courtney Parker Allen

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Courtney Allen Parker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2024

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Robert Allen

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Robert Allen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2024

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Robert and Courtney Allen, Trustees
Allen Family Trust dated January 25, 2024
201 Herbert Court
Brentwood, TN 37027

Responsible Party For Taxes:

Robert and Courtney Allen, Trustees
Allen Family Trust dated January 25, 2024
201 Herbert Court
Brentwood, TN 37027

Tax Map and Parcel: 176-06-0A-010.00-CO