Karen Johnson Davidson County
Batch# 1171490 DEEDQC
08/16/2024 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240816-0063177

Quitclaim Deed

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 16th day of August, 2024.

Notary Public
My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Thomas E. Allen 701 Moormans Arm Road Nashville, TN 37207	NEW OWNER	059-15-0-12.00

KNOW ALL MEN BY THESE PRESENTS that **Keisha Allen Box, FKA Keisha Allen and husband, Walter Box**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do/does hereby convey, remise, release and forever quitclaim unto **Thomas E. Allen** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Lewis County, Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded map of the subdivision of the Andrew J. Summitt Farm described according to a survey made by R.B. Nichols, Engineer, July 27, 1946, as follows:

Beginning on the southerly margin of Moorman' s Arm Road at the northeast corner of the property conveyed to George Woodroof by deed from Emmet G. Cowley, of record in Book 2700, page 223, Register's Office for said County; thence with the southerly margin of said Road eastwardly 100 feet to the northwest corner of a 50-foot reserved strip; thence with the westerly line of said strip southwardly 200 feet, thence westwardly 100 feet to the southeast corner of said Woodroof property; thence with the easterly line of said Woodroof property northwardly 200 feet to the beginning.

Being the same property conveyed to Keisha Allen from Corey Allen by Quitclaim Deed dated November 13, 2008 and recorded December 2, 2008 in Instrument #20081202-0116768, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 701 Moormans Arm Road, Nashville, Tennessee 37207.

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

WITNESS my hand this the 16th day of August, 2024.

Keisha Allen Box

Walter Box

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said county and state, the within named Keisha Allen Box and Walter Box, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 16th day of August, 2024.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, April G Nichols, 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 8-16-2024 (date of document).

Affiant Signature

8-16-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 10-4-2027

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson