Karen Johnson
Batch # 1216578
12/16/2024 11:50:55 AM
Fees $17.00 Taxes $0.00

Davidson County
DEEDQC
3 pgs

20241216-0097391

This Instrument Prepared by:
William H. Tucker, attorney
4252 Jamesborough Place
Nashville, TN 37215
BPR # 15918

Map and Parcel Number
Map: 161
Parcel: 42

Property Owner
Roy S. Jones
R. Chancellor Allen
c/o R. Chancellor Allen
504 Green Apple Turn
Brentwood, TN 37027

Send Tax Bills

Same

QUITCLAIM DEED

THIS DEED was made and entered into on this the 10th day of December, 2024, by and between the Grantors, R. Chancellor Allen, and his wife Elizabeth G. Allen, who reside at 504 Green Apple Turn, Brentwood, TN 37027, and the Grantee, Freed-Hardeman University, Inc., a 501(c)(3) charitable, educational corporation located at 158 East Main Street, Henderson, TN 38340.

WITNESSETH:

FOR AND IN CONSIDERATION of a gift, a charitable contribution and with other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, the Grantors, R. Chancellor Allen, and his wife Elizabeth G. Allen, residents of and domiciled in Williamson County, Tennessee, are the owners of a one-half undivided interest in the real property described in this quitclaim deed, do hereby quitclaim, give, transfer, and convey to the Grantee, Freed-Hardeman University, Inc., 158 East Main Street, Henderson, Tennessee, 38340, and unto its successors and assigns, a Twenty-five Percent (25%) undivided interest in and to the hereinafter described real estate situated in Davidson County, Tennessee, which is more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Parcel No. 42 on the Tax Map 161 of the Tax Maps of said county, and being more particularly described according to the survey of Anderson-Delk & Associates, Inc., dated May 17, 1985, as follows:

Beginning at an existing iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the northeast corner of property conveyed to Jack L. Langford of record in

Book 5367, page 475, Register's Office for said county, thence leaving said margin of Old Hickory Boulevard and running with an existing fence line between this property and Langford property, south 0° 50' 28" east 839.35 feet to an existing iron post; thence with the said fence, south 3° 16' 08" west 74.08 feet to an existing iron post; thence with said fence, south 82° 42' 32" west 296.41 feet to an existing iron post; thence with said fence and running along the easterly line of Harold Thoni property of record in Book 4352, page 418, said Register's Office, north 2° 01' 42" east 792.52 feet to a point on the southerly margin of Old Hickory Boulevard, the northeast corner of Thoni property; thence with said margin of Old Hickory Boulevard, north 58° 22' 22" east 302.85 feet to the point of beginning, and containing 5.43 acres, more or less, according to said survey.

BEING the same property conveyed by Grantor, Roy S. Jones, Trustee under that certain unrecorded Trust Agreement dated November 30, 1984, to Grantees, Roy S. Jones and R. Chancellor Allen by instrument of record number 20151029-0109982 in the Register's Office of Davidson County, Tennessee.

~~TO HAVE AND TO HOLD a Twenty-five Percent (25%) undivided interest in the said premises to the said Grantee, Freed-Hardeman University, Inc., its successors and assigns forever, on this the 10th day of December, 2024.~~ RCA

WITNESS OUR HAND on this the 10th day of December, 2024.

R. Chancellor Allen

R. Chancellor Allen, Grantor

Elizabeth G. Allen

Elizabeth G. Allen, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 10 day of December, 2024, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared R. Chancellor Allen and his wife, Elizabeth G. Allen, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged themselves to be authorized to execute the foregoing instrument for the purposes therein contained.

Witness our hands and seal before a Notary Public in Williamson County, Tennessee on this the 10 day of December, 2024.

George I Woody

NOTARY PUBLIC
My commission expires: 6-1-2025

GEORGE I WOODY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 1 2025

I hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is a charitable contribution and ZERO Dollars.

R. Chancellor Allen, Affiant

Sworn to and subscribed before me this 10 day of December, 2024.

NOTARY PUBLIC

My commission expires: 6-1-2025

GEORGE I WOODY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 1 2025