THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1218972 DEEDQC
12/26/2024 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099555

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Restatement of the Marc A. Van Allen 1998 Trust 6000 Claiborne Drive McLean, VA 22101	New Owner(s)	090-12-1G-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Marc Van Allen, a married man***, by these presents does hereby quitclaim and convey unto the **Restatement of the Marc A. Van Allen 1998 Trust**, its heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

A certain unit in Davidson County, Tennessee, being Unit No. 6411B of HOMES AT 6411 EDSEL DR, A Horizontal Property Regime with Private Elements, as shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230522-0038531, in the Register's Office for Davidson County, Tennessee, to which declaration reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Miss Luveena Murphy and Mrs. Emma Murphy, with each having the right of survivorship in the other's one-half (1/2) interest by Warranty deed from Hollis D. Mathis and wife, Nelda L. Mathis of record in Book 4395, Page 548, in the Register's Office for Davidson County, Tennessee, dated January 30, 1970 and recorded on February 03, 1970.

The said Luveena Murphy died on or about January 18, 1985.

Being a portion of the same property conveyed to SAM Inside Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Luveena Murphy, a single woman of record in Instrument No. 20230411-0026527, in the Register's Office for Davidson County, Tennessee, dated April 05, 2023 and recorded on April 11, 2023.

Being the same property conveyed to Marc Van Allen, a married man, by Warranty Deed from SAM Inside Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20240927-0075222, Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on September 27, 2024.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 6413 Edsel Drive, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 20th day of September, 2024.

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

Affiant

My commission expires: 9-7-26
(Affix Seal)

Sarah Hazlewood
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 20th day of September, 2024.

Marc Van Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marc Van Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of September, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 20. 2024.

Affiant Signature

23rd day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

