Karen Johnson Davidson County
Batch # 1234815 DEEDQC
02/06/2025 12:33:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250206-0009153

This Instrument Prepared by:
DOMINIC J. LEONARDO
603 Woodland Street
Nashville, TN 37206
615-259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Vickie Lynn Allen 4912 Shasta Nashville, TN 37211	Same	Map 147-4 Parcel 121 50-9525

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, I, **WILLIAM E. ALLEN, JR.**, a widower of Nashville Tennessee ("Grantor") by these presents do hereby quitclaim and convey my entire interest in and to my daughter, **VICKIE LYNN ALLEN** Grantee"), her heirs, successors and assigns, a certain parcel or tract of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Welch Meadows, Section II, as of record in Book 3700, Page 60, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 59 fronts 80.77 feet on the easterly margin of Shasta Drive and extends back eastwardly 155.71 feet on the northerly line and 149.5 feet on the southerly line to a deadline in the rear measuring 65.48 feet thereon.
>
> Being the same property conveyed to William E. Allen, Jr. and wife, Margaret T. Allen by deed from Capitol Development Company by deed of record in 4089, Page 695, Register's Office for Davidson County, Tennessee. The said Margaret T. Allen having since died.

This conveyance is made subject to all restrictions of record in Book 4004, Page 340, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4912 Shasta Dr., Nashville, TN 37211

Witness my hand this 6 day of February, 2025.

William E. Allen Jr.
WILLIAM E. ALLEN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **WILLIAM E. ALLEN, JR.**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 2025.

NOTARY PUBLIC
My Commission Expires: 9-7-2026

SEAL

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $10.00.

William E. Allen
AFFIANT

Sworn to and subscribed before me this 6th day of February, 2025.

NOTARY PUBLIC
My Commission expires: 9-7-2026

SEAL

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES