Karen Johnson Davidson County
Batch# 1248034 DEEDQC
03/19/2025 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019708

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Gregory Tyler Allen and Jane Hanner Allen, Co-Trustees<br>1138 Balbade Drive<br>Nashville, TN 37215 | Gregory Tyler Allen and Jane Hanner Allen, Co-Trustees<br>1138 Balbade Drive<br>Nashville, TN 37215 | 144 07 0 021.00 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, GREGORY TYLER ALLEN and JANE HANNER ALLEN, by these presents do hereby quitclaim and convey to GREGORY TYLER ALLEN and JANE HANNER ALLEN, CO-TRUSTEES OF THE GTA AND JHA COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest as trustee in and to the property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, Section III, Chickering Park, as of record in Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Balbade Drive, at the corner of Lot Nos. 16 and 17, thence with the line between said lots, easterly 530 feet to a point in the westerly line of Lot No. 18; thence with the line between Lot Nos. 17 and 18; northerly 484 (as changed to 431.6 feet by Surveyor's Certificate of record in Book 3402, page 454, said Register's Office), to a point in the southerly margin of Chateau Lane; thence with the margin of the same, around a slight curve, westerly 220 feet to a point at the beginning of a curve, near the intersection of Balbade Drive; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Balbade Drive; thence with the margin of the same, southerly 191.9 feet to the beginning.

Being the same property conveyed to Gregory Tyler Allen by deed from Jane Hanner Allen, Trustee of the Gregory Tyler Allen 2020 GST-Exempt Family Trust by deed of record as Instrument # 20250314-0019227, Register's Office for Davidson County, Tennessee.

This is improved property known as 1138 Balbade Drive, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 13th day of March, 2025.

GREGORY TYLER ALLEN

JANE HANNER ALLEN

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gregory Tyler Allen and Jane Hanner Allen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of March, 2025.

Notary Public

My Commission Expires:
Oct 4 2027

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 13 day of March, 2025.

Notary Public

My Commission Expires:
Oct 4 2027

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027



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**Tennessee Certification of Electronic Document**

I, Emerald Videnoir, 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 March 13, 2025 (date of document).

Emerald Videnoir
Affiant Signature

March 17, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of March, 2025.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 9-7-2026

NOTARY'S SEAL

