Karen Johnson
Batch # 1256476
04/04/2025 11 15 30 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250404-0025699

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 DONALD KRAMER ALLEN, AFFIANT Subscribed and sworn to before me, this 31st day of March 2025. NOTARY PUBLIC My Commission Expires: 11-3-2026

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DONALD K. ALLEN and SAVANNAH LEE ALLEN, CO-TRUSTEES 825 B Clayton Avenue Nashville, TN 37204	New Owner	Map and Parcel No.: 118-06-0J-002.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Donald Kramer Allen and Savannah Beasley Allen, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Donald K. Allen and Savannah Lee Allen, Co-Trustees of the Allen Joint Revocable Trust, created January 3, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 825 B Clayton Avenue, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B of Clayton Drive Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Clayton Drive Townhomes, of record in Instrument No. 20131108-0116123, as amended in Instrument No.

20140102-0000267 and Instrument No. 20140124-0006890, in the Register's Office for Davidson County, Tennessee, which reference to Plat attached as Exhibit C to said Declaration is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Area(s) as set forth in said Declaration, as amended.

Being the same property conveyed to Donald Kramer Allen and Savannah Beasley Allen, husband and wife, from Michael Scott Richardson, unmarried, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20191118-0118771.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 31st day of March 2025.

Donald Kramer Allen, Grantor

Savannah Beasley Allen, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Donald Kramer Allen**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of March 2025.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Savannah Beasley Allen**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of March 2025.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

