Karen Johnson Davidson County
Batch# 1259891 DEEDQC
04/14/2025 03:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250414-0028245

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 9th day of April, 2025. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Newton Perkins Allen, Jr. and Burkley Mann Allen, Trustees 3521 Byron Avenue Nashville, Tennessee 37205	SAME	104 10 0 041.00 104 10 0 040.00 103 04 0 110.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Newton Perkins Allen, Jr. and wife, Burkley Mann Allen**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Newton Perkins Allen, Jr. and Burkley Mann Allen, Trustees of the Newton & Burkley Allen Living Trust, established by the Revocable Trust Agreement of Newton Perkins Allen, Jr. and Burkley Mann Allen dated April 9, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 9th day of April, 2025.

Newton Perkins Allen, Jr.

Burkley Mann Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Newton Perkins Allen, Jr. and Burkley Mann Allen, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of April, 2025.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

104 10 0 041.00
3521 Byron Avenue, Nashville, Tennessee 37205

104 10 0 040.00
3523 Byron Avenue, Nashville, Tennessee 37205

Tract I:
Land in Davidson County, Tennessee, being all of Lot No. 4 on the Map of Elmington Place as of record in Book 547, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract II:
Land in Davidson County, Tennessee, being all of Lot No. 3 on the Map of Elmington Place as of record in Book 547, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Newton Perkins Allen, Jr. and wife, Burkley Mann Allen by deed from Christy W. Ivey, Trustee, of record as Instrument No. 20010809-0085980, Register's Office for Davidson County, Tennessee.

Newton Perkins Allen, Jr. and Newton P. Allen Jr. are one and the same person. Burkley Mann Allen and Burkley M. Allen are one and the same person.

These are improved and unimproved properties known as 3521 Byron Avenue, Nashville, Tennessee 37205 and 3523 Byron Avenue, Nashville, Tennessee 37205.

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103 04 0 110.00
144 46th Avenue North, Nashville, Tennessee 37209

Being the north half of Lots Nos. 11 and 12 on Block 3 on the Plan of Sylvan Park Subdivision, of record in Book 332, page 104, said Register's Office.

Beginning at a point in the East margin of 46th Avenue North, said beginning point being 80 feet north of the northeast corner of 46th Avenue North and Utah Avenue; thence running at right angles easterly, along the north line of the property heretofore conveyed to Marie Ridge, 110 feet to a point in the east line of Lot 11; thence at right angles north along the line dividing Lots 10 and 11, 80 feet to the south margin of an alley; thence at right angles west along the south margin of said alley 110 feet to the east margin of 46th Avenue North; thence at right angles south along the east margin of 46th Avenue North 80 feet to the point of beginning.

Being the same property conveyed to Newton Perkins Allen, Jr. and wife, Burkley Mann Allen by deed from Thomas Fuson and wife, Gayle Fuson, of record as Instrument No. 20131108-0115982, Register's Office for Davidson County, Tennessee.

Also, being the same property of which a forty percent (40%) interest was conveyed to Adam Martin and Sarah Martin, husband and wife, by deed from Newton Perkins Allen, Jr. and Burkley Mann Allen, husband and wife, of record as Instrument No. 20150212-001388, Register's Office for Davidson County, Tennessee.

Newton Perkins Allen, Jr. and Newton Allen are one and the same person. Burkley Mann Allen and Burkley Allen are one and the same person.

This conveyance is subject to current year's taxes and subsequent years and the Plan, with Owner's Certificate, of record in book 332, page 104, said Register's Office.

This is improved property known as 144 46th Avenue North, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/9/25.

4/14/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

