Karen Johnson Davidson County
Batch# 1265405 DEEDQC
04/28/2025 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250428-0032578

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. DANIEL WIDBOOM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY My Commission Expires 10-26-2027 Affiant Sworn to and subscribed before me this 24th day of April, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 24th day of April, 2025, among:

RENE M. MCALLISTER, AN UNMARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RENÉ MCALLISTER, TRUSTEE OF THE MCALLISTER LIVING TRUST DATED APRIL 24, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT "D" ON THE MAP OF DUE WEST, MONTAGUE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT "D" FRONTS 100 FEET ON THE NORTHERLY SIDE OF BELLE CAMP HIGHWAY (NOW KNOWN AS EAST DUE WEST AVENUE) AND RUNS BACK 188.7 FEET ON THE WESTERLY LINE AND 182.1 FEET ON THE EASTERLY LINE TO AN ALLEY, MEASURING 100.2 FEET THEREON.

Being the same property conveyed to Rene M. McAllister, an unmarried woman by Warranty Deed from John W. Brumbach, married dated December 28, 2012, and recorded January 2, 2013, at Instrument No. 20130102-0000221, in the Register's Office for Davidson County, Tennessee. The said property being formerly known as 117 E. Due West Avenue, Madison, TN 37115.

This improved property is situated at 117 Montague Ave, Madison, TN 37115.

THIS DEED has been prepared solely upon information furnished by **Rene M. McAllister.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

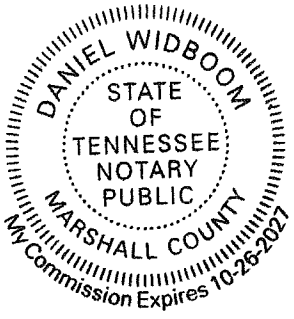
RENE M. MCALLISTER

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Rene M. McAllister**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

René McAllister, Trustee
McAllister Living Trust, dated April 24, 2025
117 Montague Ave
Madison, TN 37115

Responsible Party For Taxes:

René McAllister, Trustee
McAllister Living Trust, dated April 24, 2025
117 Montague Ave
Madison, TN 37115

Tax Map and Parcel: 051 08 0 125.00

Certificate of Authenticity

I, Trent Linville, 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 4-24-25.

Date

T Linville

Affiant Signature

4-24-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

