Karen Johnson
Batch # 1328226
09/30/2025 08 17 14 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250930-0077518

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 200 Hart Street, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER AS FOLLOWS: **Alton Underwood, Trustee** **4105 Dakota Avenue** **Nashville, TN 37209**	**SEND TAX BILLS TO:** **SAME**	**MAP-PARCEL NUMBERS:** **091 16 0 268.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

Alton Underwood, unmarried,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Alton Underwood, Trustee of the Alton Underwood Living Trust dated September 23, 2025

HEREINAFTER called the GRANTEE, his heirs and assigns, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being the easterly 10 feet of Lot No. 5 and all of Lot No. 6 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County.

Said part of Lot No. 5 and all of Lot No. 6 adjoin and front together 60 feet on the southerly side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alton Underwood, unmarried, by Quitclaim Deed from Ella Frances Lewis and Alton Underwood, recorded in Book 5521, Page 276, in the Register's Office for Davidson County, Tennessee.

Note: Alton Underwood, Grantor and Alton Underwood, Grantee, are one and the same person.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as **4105 Dakota Avenue, Nashville, TN 37209.**

WITNESS MY HAND this the 23rd day of September, 2025.

Alton Underwood

Alton Underwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Alton Underwood,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23rd day of September, 2025.



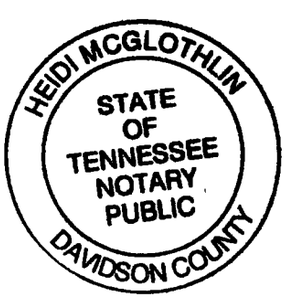
NOTARY PUBLIC
My Commission Expires: 7/7/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 23rd day of September, 2025.



NOTARY PUBLIC
My Commission Expires: 7/7/2027