Karen Johnson Davidson County
Batch# 1350952 DEEDQC
11/26/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094382

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, Tennessee 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
John A. Allen, Jr., Trustee of The John A. Allen, Jr. Revocable Living Trust dated November 14, 2025	SAME	027 13 0 002.00
2421 Mansker Drive		
Madison, TN 37115		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **JOHN A. ALLEN, JR.**, do hereby convey unto **JOHN A. ALLEN, JR., Trustee of THE JOHN A. ALLEN, JR. REVOCABLE LIVING TRUST DATED NOVEMBER 14, 2025**, all of my interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 31 on the Plan of Mansker Meadow, Section II, as of record in Book 2663, pages 15 & 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 125 feet on the easterly margin of Mansker Drive and extends back 680 feet, more or less, on the northerly line and 675 feet, more or less, on the southerly line to the center of Mansker Creek, measuring 125 feet, more or less, thereon.

Being the same property conveyed to John A. Allen, Jr., and wife, Connie C. Allen, from Andrew A. Miller, Jr., and wife, Patricia R. Miller, by Warranty Deed dated October 1, 1982, of record in Book 5948, Pages 352-354, Register's Office for Davidson County, Tennessee. Connie C. Allen died on June 19, 2025. Since she owned this property jointly as tenants by the entirety with John A. Allen, Jr., he became the sole owner of this property upon Connie C. Allen's passing.

This is improved property known as 2421 Mansker Drive, Madison, Tennessee 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of November, 2025.

JOHN A. ALLEN, JR.

==========

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN A. ALLEN, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 14th day of November, 2025.

Notary Public

My Commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

==========

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

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

Notary Public

My Commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 November 14, 2025.

November 25, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of November, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026