QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

MM QCD 26 128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February 2026

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson
Batch # 1380846
02/13/2026 03:08:27 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260213-0011902

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amos Lowell Allen and wife, Anne Marie Allen	**Same As New Owner**	
(NAME)	(NAME)	**082 12 0 206.00**
128 McFerrin Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER MARIE ALLEN, UNMARRIED**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AMOS LOWELL ALLEN AND WIFE, ANNE MARIE ALLEN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 70 feet of Lots 51, 52, and 53 on the Plan of Neill S Brown's Addition to East Nashville, as shown on plat of record in Plat Book 57, page 50, in the Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said part or said lots adjoin and front together 150 feet on the easterly side of an alley and extend back between parallel lines 70 feet, more or less, to the rear on which is measures 150 feet.

Being the same property conveyed to Amos Lowell Allen and wife, Anne Marie Allen, and Jennifer Marie Allen, together as Joint Tenants with Right of Survivorship by Quitclaim Deed from Amos Lowell Allen and wife, Anne Marie Allen dated and recorded June 1, 2023 in Instrument Number 20230601-0041239, Register's Office for Davidson Counjty, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **128 McFerrin Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 9 day of February, 2026

Jennifer Marie Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9 day of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy & Partners PLLC
2012 21st Avenue S
Nashville, TN 37212