Karen Johnson Davidson County
Batch # 1386057 DEEDQC
02/26/2026 12:34:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260226-0015338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ALLEN FAMILY REVOCABLE LIVING TRUST	**SAME**	**155-15-0-A-154.00 CO**
(NAME) **4913 Stonemeade Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Megan Currie Allen and Jeremy Dillon Allen, wife and husband,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Megan Allen and Jeremy Allen, Trustees of THE ALLEN FAMILY REVOCABLE LIVING TRUST, dtd 02/20/2026,** established by **The Trust Agreement of THE ALLEN FAMILY REVOCABLE LIVING TRUST, dtd 02/20/2026,** as amended 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, heirs and assigns, all of the grantors' right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plat of Stonemeade, Section 1, of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel E. Smith and Janele Smith, husband and wife, by Warranty Deed from Steven Saunders and wife, Erin Saunders, dated October 2, 2017, of record in Instrument No. 20171009-0103112, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Megan Currie Allen and Jeremy Dillon Allen, wife and husband, from Daniel E. Smith and Janele Smith, husband and wife, by Warranty Deed dated July 10, 2020, of record in Instrument No. 20200717-0078780, Register's Office for Davidson County, Tennessee.

The said Megan Currie Allen and Megan Allen are one in the same for purposes of this transaction and further the said Jeremy Dillon Allen and Jeremy Allen are one in the same for purposes of this transaction.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 6900, page 800 and 801; restrictions of record in Book 7701, page 290, Book 8349, page 43; Book 8517, page 992 and Book 8810, page 840; Articles of Incorporation/Charter of record in Book 7920, page 728; easement for electrical utility of record in Book 8849, page 174; easement for public utilities of record in Book 9740, page 967; conveyance of common area of record in Book 8517, page 997; easement and agreement of record in Instrument No. 20200210-0015125; all of record in the Register's Office for Davidson County, Tennessee.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **4913 Stonemeade Drive, Nashville, TN 37221.**

Witness our hands, this the 20th day of February, 2026.

Jeremy Dillon Allen

Megan Currie Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy Dillon Allen** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 20th day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Megan Currie Allen** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 20th day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030