THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Ryan Shoaf
Vanquish Land Title, LLC
20 Publix Drive, Unit 138
Clayton, NC 27527

Karen Johnson Davidson County
Batch# 1393372 DEEDQC
03/16/2026 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260316-0020849

File No.: 26-0049TN

# QUIT CLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel No(s). |
|---|---|---|
| David H. Allan<br>5034 Suter Drive<br>Nashville, TN 37211 | David H. Allan<br>5034 Suter Drive<br>Nashville, TN 37211 | 147 10 0 035.00 |

THIS INDENTURE made this 11 day of March, 2026 between, **David H Allan, an unmarried man who acquired title as a married man and erroneously acquired title as David H Alan**, First Party, and **David H. Allan, an unmarried man**, Second Party:

**WITNESSETH**

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 280 ON THE PLAN OF CALDWELL COUNTRY ESTATES, SECTION 5, (ERRONEOUSLY REFERRED TO AS CALDWELL COUNTY ESTATES IN DEED OF ACQUISITION) OF RECORD IN PLAT BOOK 3300, PAGE 16, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel ID: 147 10 0 035.00

Commonly known as 5034 Suter Drive, Nashville, TN 37211
However, by showing this address no additional coverage is provided

Being the same property conveyed to David H. Allan, a married man, their heirs, successors and assigns by Britteny Edwards Allen, a married woman in an instrument dated November 30, 2023 and recorded December 8, 2023 in Instrument No. 20231208-0095035.

**The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

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

Witness my hand and seal this 11 day of March 2026

David H Allan

STATE OF TN

COUNTY OF Davidson

On 03/11/26 before me, Ann Stathos Donnell personally appeared David H. Allan , proved to me on basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument that person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)
Notary Public

My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** TN
**COUNTY OF** Davidson

The actual consideration of this transfer is $0.00.

David H Allan

Subscribed and sworn to before me this 11 day of March 2026

Notary Public

My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Michelle A. Keene 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 3/11/2026 (date of document).

Michelle A Keene
Affiant Signature

3/11/2026
Date

State of North Carolina

County of Johnston

Sworn to and subscribed before me this 11th day of March, 2026.

DEIRDRE L. LEACH
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires 09/25/2029

Notary's Signature

MY COMMISSION EXPIRES: 9/25/2029

NOTARY'S SEAL