Karen Johnson Davidson County
Batch# 1395326 DEEDQC
03/20/2026 09:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260320-0022244

File No: 2005628822
Grantor's Loan No. 53610881945

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Monica Allen and Laveil M. Allen, 744 Alloway St, Nashville, TN 37203

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 105 06 0F 001.00

QUITCLAIM DEED

Monica Allen FKA Monica N. Hall and **Laveil M. Allen,** a married couple who acquired title as unmarried people ("Grantor"), of **744 Alloway St, Nashville, TN 37203**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Monica Allen** and **Laveil M. Allen,** married, as tenants by the entirety ("Grantee"), whose tax mailing address is **744 Alloway St, Nashville, TN 37203,** with quitclaim covenants, his/her/their interest in the following described real estate situated in the County of Davidson and State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT A OF THE ALLOWAY TOWNHOMES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ALLOWAY TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND NO GENERAL COMMON ELEMENTS OF RECORD IN INSTRUMENT NO. 201408060070605, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

Assessors Parcel No: 105 06 0F 001.00

Property Address is: 744 Alloway St, Nashville, TN 37203

BEING THE SAME PROPERTY CONVEYED TO MONICA N. HALL, AN UNMARRIED WOMAN AND LAVEIL M. ALLEN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM EFCO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 04/28/2016, RECORDED 05/03/2016, DEED INSTRUMENT NO. 20160503-0043391, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 03-13-, 2026:

Monica Allen FKA Moni N Hall

Monica Allen FKA Monica N. Hall

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Monica Allen FKA Monica N. Hall**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13 day of March, 2026.

Notary Public

My Commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 03-13, 2026:

Laveil M. Allen

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Laveil M. Allen**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13 day of March, 2026.

Notary Public

My commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 13 day of March, 2026.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 03/13/2026 (date of document).

Affiant Signature

03/18/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of MARCH, 2026.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923