Karen Johnson Davidson County
Batch# 1417997 DEEDQC
05/08/2026 11:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260508-0041662

AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 348123

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 164 03 0A 033.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 28 day of April, 2026 by and between **Twyla C. Allen, a single woman and Shirley D. Allen, an unmarried woman, as joint tenants with right of survivorship,** residing at 2236 Postings Point, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Twyla C. Allen, a single woman,** residing at 2236 Postings Point, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2236 Postings Point, ~~Nashville~~ @ Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Shirley D. Allen

Shirley D. Allen

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Shirley D. Allen**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch TN, this 29 day of April, 2026.

Notary Public

My Commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Twyla C. Allen

Twyla C. Allen

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Twyla C. Allen**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch Tn, this 29 day of April, 2026.

Notary Public

My Commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

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

Twyla C. Allen Shirley D. Allen

Affiant

Print Name: Twyla C. Allen Shirley D. Allen

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 29 day of April, 2026.

Notary Public
My Commission Expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Twyla C. Allen
2236 Postings Point
Nashville, TN 37013

Name and address of property owner:

Twyla C. Allen
2236 Postings Point
Nashville, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee, being more particularly described as Lot 33, as shown and further described on the Final Plat of Rolling Hills Subdivision of record at Instrument Number 201611090118395 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Lennar Homes of Tennessee, LLC to Twyla C. Allen, a single woman and Shirley D. Allen, an unmarried woman, as joint tenants with right of survivorship as set forth in Deed Instrument #20180119-0005732 dated 01/12/2018, recorded 01/19/2018, DAVIDSON County, TENNESSEE.

Tax ID Number: 164 03 0A 033.00

Property commonly known as: 2236 Postings Point, Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 4/29/2026 (date of document).

Affiant Signature

5/7/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 7th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries