Karen Johnson
Batch # 1419260
05/12/2026 10:06:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260512-0042557

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:	**SEND TAX BILLS TO:**
Helen V. Allen **Revocable Living Trust** **327 Bonnavue Dr.** **Hermitage, TN 37076**	**SAME**
Map/Group/Parcel 74-8-128	

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 4th day of March, 2026, by and between **Helen V. Allen, a single person** (hereinafter referred to as "Grantor"), and **Helen V. Allen, Trustee** of the **Helen V. Allen Revocable Living Trust dated** March 4, 2026, and any amendments thereto (hereinafter referred to as "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor do hereby quitclaim, transfer, and convey unto the Grantee, as Trustee of the Helen V. Allen Revocable Living Trust, his successor and assign, all right, title, and interest in and to the following described real property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, described as follows to wit being Lot No. 717 on the Plan of Section VII Hermitage Hills a s of record in Book 3300, page 63, Register's Office for said County. Said Lot No 717 fronts 79.9 feet on the South side of Bonnavue Drive and extends back 236.6 feet on the East line and 234.74 feet on the West line to a dead line in the rear on which it measures 80.1 feet.

Being the same property conveyed to Helen Allen, Trustee U/A/D to Helen Allen, unmarried, by Quitclaim Deed dated October 11, 2001, recorded in Instrument 20011017-0112961 in Davidson County Register of Deeds.

Being the same property conveyed to Helen Allen Trustee U/A/D by Deed

from Helen Allen Individually dated 5/3/95, recorded 6/2/95 in Book 9689, page 610, Register's Office for Davidson County, Tennessee.

Improved property known as: **327 Bonnavue Dr., Hermitage, Tennessee 37076.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed on the day and year first above written.

GRANTOR:

Helen V. Allen

Helen V. Allen, Grantor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Helen V. Allen**, to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal, this 4th day of March, 2026.

Georgina K. Hughes

Notary Public

GEORGINA KAY HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029

OATH OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

Helen V. Allen

Helen V. Allen, Trustee

Subscribed and sworn before me, this 4th day of March, 2026.

Georgina K. Hughes

NOTARY PUBLIC

GEORGINA KAY HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029