Karen Johnson Davidson County
Batch # 1428173 DEEDQC
06/05/2026 10:27:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260605-0050824

This instrument Prepared by and Returned to:
CLEMENTS & EUBANKS PC
2494 N. Mount Juliet Road, Suite 200
Mount Juliet, Tennessee 37122
(615) 263-0950

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Teryl Parks Allen, Zachary Allen, Jennifer Teryl Allen, and Judson Monroe Allen, Co-Trustees of the Teryl Parks Allen Qualified Martial Trust 217 Shady Grove Rd. Nashville, TN 37214	**Teryl Parks Allen, Zachary Allen, Jennifer Teryl Allen, and Judson Monroe Allen, Co-Trustees of the Teryl Parks Allen Qualified Martial Trust 9521 Central Pike Mount Juliet, TN 37122**	**084 16 0 169.00**

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(iv).

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that James Gary Allen, passed away on April 17, 2025. **Teryl Parks Allen,** (hereinafter the "Grantor"), the duly appointed Personal Representative of the Estate of James Gary Allen, a copy of his Letters Testamentary being attached hereto as *Exhibit A*, which estate is administered in the Probate Court for Wilson County, Tennessee, Docket No. 2025-PR-456 in connection with the distribution and closing of the Estate of James Gary Allen hereby conveys, remises, releases, and forever quitclaims unto **TERYL PARKS ALLEN, ZACHARY ALLEN, JENNIFER TERYL ALLEN, AND JUDSON MONROE ALLEN, C0-TRUSTEES OF THE TERYL PARKS ALLEN QUALIFIED MARITAL TRUST,** (hereinafter the "Grantee"), all right, title, and interest in and to certain tract(s) of land, commonly known as 217 Shady Grove Rd., Nashville, Tennessee, 37214, and described as follows, to-wit:

> Land in the third, formerly the second Civil District of Davidson County, Tennessee, being the northerly 90 feet of Lot No. 19, on the Map of Donelson Heights Subdivision of Davidson County, Tennessee, not of record and described according to a blueprint of said map made July 9, 192, by Earl Drake, as follows:
>
> Said northerly part of Lot No. 19 fronts 90 feet on the easterly side of 30 foot Avenue and runs bank between parallel lines 200 feet to the west line of Lot 23.
>
> BEING the same property conveyed to **J. Gary Allen**, by **Robert E. Earheart and wife, Lucretia Earheart,** by Quitclaim Deed of record in Deed Book 5807, Page 452, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 217 Shady Grove Rd., Nashville, Tennessee, 37214.

GRANTOR AND GRANTEE acknowledge that no title examination has been made by the preparer and Clements & Eubanks, PC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the party(ies) acknowledge that Clements and Eubanks, PC, have prepared this instrument upon information furnished, examined and proofread by the party(ies). The party(ies) has/have also been advised to carefully proofread the document if any errors are found after the recording of the document, the party(ies) will pay for the preparation and filing of any corrections.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on this 26th day of May, 2026, who makes oath that the facts stated herein are true and correct to the best of her knowledge and belief.

Teryl Parks Allen
Grantor/Personal Representative of the Estate of James Gary Allen

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, **Teryl Parks Allen,** Personal Representative of the Estate of James Gary Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of May, 2026.

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. This transfer is exempt from real estate transfer tax pursuant to *Tennessee Code Annotated* § 67-4-409(a)(1)(C)(iv).

Affiant
Subscribed and sworn to before me this 26th day of May, 2026.

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

PROBATE COURT OF WILSON COUNTY, TENNESSEE, AT LEBANON

LETTERS TESTAMENTARY

The Estate of: **JAMES GARY ALLEN** DOCKET NO: **2025PR456**

It appearing to the Court that **JAMES GARY ALLEN,** has died leaving a written Will in which you are appointed Executor(s) and which has been duly approved by the Court; and you having been qualified according to law; and it having been ordered by said Court that Letters Testamentary issue to you;

THESE ARE, THEREFORE, to empower you, the said **TERYL PARKS ALLEN,** to enter upon the execution of said Will, and take into your possession all of the property, and to make within sixty (60) days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of said Will and the laws of the land.

WITNESS, Millie Sloan, Clerk of the Probate Court, at office, this 28th day of October, 2025.

MILLIE SLOAN, Clerk

Patty Radley D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

STATE OF TENNESSEE
WILSON COUNTY

I, Millie Sloan, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters Testamentary issued to the above named Executor(s) of the above named estate and I do further certify that the above mentioned is still acting as Executor(s) of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Lebanon, Tennessee this the 28th day of October, 2025.

MILLIE SLOAN, Clerk

Patty Radley D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON