Karen Johnson Davidson County
Batch# 1478423 DEEDQC
09/28/2026 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089741

NEW OWNER:

Zachary Allen
217 Shady Grove Rd
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel:
084 16 0 169.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **TERYL PARKS ALLEN,** hereinafter called the Grantor, has quitclaimed to **JAMES ZACHARY ALLEN,** hereinafter called the Grantee, his heirs and/or assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, 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. 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, 1921, 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 Teryl Parks Allen, by Quitclaim Deed from Teryl Parks Allen, Zachary Allen, Jennifer Teryl Allen, and Judson Monroe Allen, Co-Trustees of the Teryl Parks Allen Qualified Marital Trust, dated August _____, 2026, of record as Instrument —202609280089740—, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **217 Shady Grove Road, Nashville, Tennessee 37211.**

WITNESS SIGNATURE(S) this 9th day of ~~August~~ Sept., 2026.

TERYL PARKS ALLEN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **TERYL PARKS ALLEN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 9th day of ~~August~~ Sept, 2026.

Notary Public

My commission expires: MORGAN O'NEILL NOTARY PUBLIC TENNESSEE My Comm Exp. April 1, 2030 COUNTY OF WILSON

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

Affiant

Sworn to and subscribed to before me, this the 9th day of ~~August~~ Sept., 2026.

Notary Public

My commission expires: MORGAN O'NEILL NOTARY PUBLIC TENNESSEE My Comm Exp. April 1, 2030 COUNTY OF WILSON

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 9-9-24.

Affiant Signature

9-9-24
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9 day of Sept, 2024.

Notary Signature
My commission expires: _____

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON