Bill Garrett Davidson County
Batch# 98646 DEEDQC
05/31/2018 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180531-0051999

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

**QUITCLAIM DEED**

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Mary Roberts McAlister<br>1600 Old Hickory Blvd.<br>Brentwood, TN 37027 | same | 116 13 0C 021.00 |

WHEREAS, Sidney Stinson McAlister (the "Decedent"), Grantor and Trustee of the Sidney S. McAlister Trust dated September 29, 2007, as amended and restated on June 28, 2012 (the "Trust"), died on January 20, 2017; and

WHEREAS, pursuant to the terms of the Trust Agreement and that certain Declination to Serve as Trustee of Cumberland Trust and Investment Company dated March 2, 2108, Mary Roberts McAlister succeeded the Decedent as Trustee (the "Trustee") of the Trust upon the Decedent's death; and

WHEREAS, the Trustee desires to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Mary Roberts McAlister, as Trustee of the Sidney S. McAlister Trust (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Mary Roberts McAlister (the "Grantee").

This is improved property known as Apt. No. 21, 105 Leake Avenue, Nashville, Tennessee 37205.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 25th day of May, 2018.

AARON D. MERRIWEATHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SIDNEY S. MCALISTER TRUST

By: Mary Roberts McAlister
Mary Roberts McAlister, Trustee

My Commission Expires: 01/08/2019

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, Mary Roberts McAlister, who upon oath acknowledged that she is the Trustee of the Sidney S. McAlister Trust dated September 29, 2007, as amended and restated on June 28, 2012, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of May, 2018.

Notary Public

My Commission Expires: 01/08/2019

My Commission Expires 01/08/2019

FAIRON D. MERRIWEATHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(G).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 31st day of May, 2018.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY



201805310051999

## EXHIBIT A

A certain condominium apartment in Davidson County, State of Tennessee, described as follows to wit:

Apartment No. 21 in Belle Meade Towers, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office for Davidson County, Tennessee and described in Master Deed, recorded in Book 4469, Page 530, as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 21, in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, page 489, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary Roberts McAlister, Trustee of the Sidney S. McAlister Trust dated September 29, 2007, as amended and restated on June 28, 2012, by Executor's Deed from Mary Roberts McAlister, Executor for the Estate of Sidney S. McAlister, of record at Instrument No. 201805310051842, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as Apt. No. 21, 105 Leake Avenue, Nashville, Tennessee 37205.

## CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of May, 2018.

Geraldine Simmons Curry
Notary Public

My Commission Expires: 1/6/2020

GERALDINE SIMMONS CURRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020