FROM: WILLIAM BEN ALBERT TO: TAMMIE KAY ALBERT

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

THIS INSTRUMENT WAS PREPARED BY: LARRY H. HAGAR, ESQ.,
UNDERHILL, NIEWOLD, HAGAR & EVANS
The Market Street Building
219 Second Avenue, North, Suite 100
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is one dollar and zero cents ($1.00).

AFFIANT

Sworn to and subscribed before me this the 27th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: May 2, 2020

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Tammie Kay Albert 1231 London Bridge Road Madison, TN 37115	Tammie Kay Albert 1231 London Bridge Road Madison, TN 37115	Map 43-16-0 Parcel 94

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND ZERO CENTS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, WILLIAM BEN ALBERT, does hereby convey, transfer, release, relinquish, and quitclaim unto TAMMIE KAY ALBERT, her heirs and assigns, all right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Karen Johnson Davidson County
Batch# 224270 DEEDQC
05/01/2019 08:55:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190501-0040140

Land in Davidson County, Tennessee, being Lot No. 43 (forty-three) in the Kings way Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office for said County.

The above identified property is transferred and conveyed subject to all the protective covenants and restrictions of record in Book 4280, page 58, said Register's Office, and all zoning ordinances or laws of any Governmental authority, and further, this conveyance is subject to all restrictions, covenants and terms of an instrument recorded in Book 4511, page 592, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean McCawley by quitclaim deed from Herbert L. McCawley, of record in Instrument Number 20071026-0126664, Register of Deeds Office for Davidson County, Tennessee, the said Jean Jeanette McCawley having since died, and being the same property set out in the Affidavit of Heirship of record in Instrument Number 20120106-0001656, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert W. Rutherford, Trustee, his successors and assigns, by Quitclaim Deed from Gretchen Renee Mofield, Tammie Kay Albert, and William Ben Albert, of record in Instrument No. 23120217-0014179, Register of Deeds Office for Davidson County, Tennessee, and being the same property set out in the Affidavit of Heirship of record in Instrument Number 20120106-0001656, Register's Office of Davidson County, Tennessee, and being the same property conveyed from Robert W. Rutherford, Trustee, to William Ben Albert, in Instrument No. 23120217-001479, Register's Office of Davidson County, Tennessee, and said property conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

This is unimproved property known as 1231 London Bridge Road, Madison, Tennessee 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of April, 2017.

WILLIAM BEN ALBERT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, WILLIAM BEN ALBERT, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 27th day of April, 2017.

NOTARY PUBLIC
My Commission Expires: May 2, 2020