Karen Johnson Davidson County
Batch# 509347 DEEDQC
11/05/2020 12:39:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201105-0129897

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Jennifer A. Shirley and Anthony C. Alcantara 4400 Belmont Park Terrace Unit 181 Nashville, TN 37215	-same-	Map 131-03-B Parcel 181

E X E C U T O R S'
Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ANTHONY C. ALCANTARA and JENNIFER A. SHIRLEY, Executors of the Estate of PATRICIA J. ALCANTARA, deceased (the "Grantors") have this day bargained and sold, and do hereby convey, quitclaim and transfer to JENNIFER A. SHIRLEY and ANTHONY C. ALCANTARA [each to receive a fifty percent (50%) undivided interest as a tenant-in-common](collectively the "Grantees"), their respective heirs, successors and assigns forever, all of the Grantors' right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

> LAND in Davidson County, Tennessee, being building Site No. 181 on the Plan of Arden Place, Section I, a condominium, of record in Plat Book 4955, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property; together with one membership in Arden Place Homeowners Association, Inc., and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.
>
> BEING the same property conveyed to Patricia J. Alcantara (the "decedent") by deed of record as Instrument No. 20040927-0115949, Register's Office for Davidson County, Tennessee. The decedent died on July 29, 2020. The decedent's estate is being administered before the

Davidson County Probate Court, under Docket No. 20 P 1322. The decedent died testate; a certified copy of the decedent's Last Will and Testament is recorded as Instrument No. 20201012-0118122. A certified copy of the Order appointing Anthony C. Alcantara and Jennifer A. Shirley to be Executors of the decedent's estate is recorded as Instrument No. 20201012-0118121, in said Register's Office. Anthony C. Alcantara and Jennifer A. Shirley have qualified to serve as Executors of the decedent's estate and are now serving as such.

The subject property is subject to: (i) current year's property taxes (a lien now payable); (ii) applicable zoning laws; (iii) all matters appearing on the plan of record in Book 4955, page 5, said Register's Office; and (iv) Master Deed and Bylaws and restrictive covenants of record in Book 4755, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and Book 5514, page 636, all in said Register's Office; and (v) such other matters affecting it as may appear of record.

THIS IS improved property known generally as 4400 Belmont Park Terrace, Unit 181, Nashville, Tennessee 37215.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantors have made this instrument, each signing on the date indicated to the left of his or her name, to be effective as of the 30th day of October, 2020.

ESTATE OF PATRICIA J. ALCANTARA
deceased

Date: 10/30/2020

By: Anthony C. Alcantara
Anthony C. Alcantara,
Executor

Date: 10/30/2020

By: Jennifer Shirley
Jennifer A. Shirley,
Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. McLEMORE III of the state and county mentioned, personally appeared Anthony C. Alcantara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Executor of the Estate of Patricia J. Alcantara, deceased, the within named bargainor, a decedent's estate, and that he, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of October, 2020.

Notary Public

CLAIBORNE K. MCLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, CLAIBORNE K. McLEMORE III of the state and county mentioned, personally appeared Jennifer A. Shirley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Executor of the Estate of Patricia J. Alcantara, deceased, the within named bargainor, a decedent's estate, and that she, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of October, 2020.

Notary Public

CLAIBORNE K. MCLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My commission expires: 3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the 8th day of October, 2020.

NOTARY PUBLIC

CLAIBORNE T. CLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My commission expires 3-6-2024