QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Emily Barnett Albert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

B-FH-20-908B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 549436 **DEEDQC**
01/07/2021 12:01:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210107-0003390

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Andrew Paul Albert	**New owner**	
(NAME)	(NAME)	**072-06-1F-002.00-CO**
908B Maynor Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW ALBERT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW PAUL ALBERT AND EMILY BARNETT ALBERT, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 908B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 908 Maynor Avenue Residences, with Private Elements of record as Instrument No. 20160328-0028371 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Land in Davidson County, Tennessee.

Being the same property conveyed to Andrew Albert by Warranty deed from MB011 Holdings, a Tennessee General Partnership of record in Instrument No. 20170831-0089650 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 31, 2017. Andrew Albert and Andrew Paul Albert are one in the same person.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **908B Maynor Avenue, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 28th of December, 2020.

Andrew Albert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212