THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 797893 DEEDQC
01/31/2022 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220131-0011205

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Anna Maria Albanese Revocable Trust 388 Normandy Circle Nashville, TN 37209	New Owner	091-08-0W-003.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Anna Albanese
Affiant

Subscribed and sworn to before me, this the 20th day of January 2022.

Notary Public
My Commission Expires: 5/2/22
(Affix Seal)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Anna Albanese, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Anna Maria Albanese, Trustee of the Anna Maria Albanese Revocable Trust dated June 10, 2016**, hereinafter called the Grantee, and Grantee's heirs and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C on the Plan of The Homes at 1018 40th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 1018 40th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190626-0061805, corrected as Instrument No. 20200515-0050996, and amended as Instrument No. 20200728-0082562, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Anna Albanese, an unmarried woman, by Warranty Deed from 1018 40th Ave N, LLC a Tennessee limited liability company, of record as Instrument No. 20200910-0103434, Register's Office for Davidson County, Tennessee, dated September 3, 2020 and recorded on September 10, 2020.

This is property commonly known as: **1018 C 40th Ave N, Nashville, TN 37209**.

This instrument was prepared from information supplied by the Grantor. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 20th day of January, 2022.

GRANTOR:

Anna Albanese

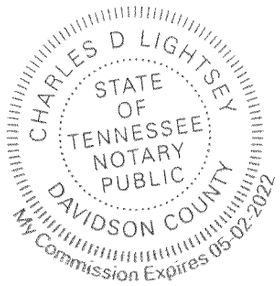
Anna Albanese

Notary Acknowledgment

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 Anna Albanese, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 20th day of January, 2022.



Notary Public
My Commission Expires: 5/2/22

Certificate of Authenticity

I, Tori Cole, 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 January 20, 2022.

Tori Cole

Affiant Signature

Date: 1/20/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 20, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM