Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1071209 DEEDWARR
11/14/2023 08:26:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231114-0088570

CHARLES HOWARD ALLEY, ET UX

TO: WARRANTY DEED

CHARLES H. ALLEY and LINDA A. ALLEY, Trustees of the ALLEY FAMILY REVOCABLE TRUST dated November 7, 2023

THIS DEED OF REALTY, executed as of the 7 day of November, 2023, by Grantors, CHARLES HOWARD ALLEY and LINDA ANN ALLEY, husband and wife, to Grantees, CHARLES H. ALLEY and LINDA A. ALLEY, Trustees of the ALLEY FAMILY REVOCABLE TRUST dated November 7, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 403, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.
>
> Being the same property conveyed to Charles Howard Alley and Linda Ann Alley, husband and wife, by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee limited liability company, dated November 1, 2019, and recorded November 5, 2019, of record in Instrument No. 20191105-0114360, in the Register's

Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Subject to all matters shown on the Plans of record as Instrument Nos. 20040929-0117201 and 20160914-0096846, Register's Office of Davidson County, Tennessee.
2. Declaration of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for Davidson County, Tennessee.
3. Ingress/egress and P.U.D.E. as shown on the Plat of record in Instrument No. 20160914-0096846, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180228-0018696, Register's Office for Davidson County, Tennessee.
5. Sewer Easement of record in Book 1755, Page 4, Register's Office for Davidson County, Tennessee.
6. Right of Way for the Louisville and Nashville Railroad.
7. Any and all existing easements and restrictions as shown of record not stated herein

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

CHARLES HOWARD ALLEY Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CHARLES HOWARD ALLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7 day of November, 2023.

My Commission Expires: 7/14/27

CALLIE M. SAULSBURRY STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

LINDA ANN ALLEY Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LINDA ANN ALLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7 day of November, 2023.

My Commission Expires: 7/14/27.

CALLIE M. SAULSBURRY STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

Property Owners Name
And Mailing Address:

Charles H. Alley and
Linda A. Alley, Trustees of the
Alley Family Revocable Trust
2112 Powell Road
Clarksville, TN 37043

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

610 21st Avenue N Unit 403
Nashville, TN 37203

Map and Parcel No.:

092 07 0I 403.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).