Chapman

mail

**THIS INSTRUMENT PREPARED BY:**

**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd**
**Suite 130**
**Nashville, TN 37215**

*No title search was performed in preparation of this Quitclaim Deed.*

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 20TH day of December, 2023.

Notary Public

My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson
Batch # 1095201
01/29/2024 09:56:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240129-0005806

**QUITCLAIM DEED**

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Alan Selby Albert and Geri Hope Albert, Trustees<br>1933 Nancy Beth Ln.<br>Madison, TN 37115 | New Owner | Map and Parcel No.:<br>034-07-0A-155.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Alan Albert and Geri Svihus-Albert, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Alan Selby Albert and Geri Hope Albert, Trustees, or Successor Trustee(s) of the Alan and Geri Albert Trust, Created July 19, 2002.**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Harbor Village, Phase III, of record as Instrument No. 20050331-0034862, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alan Albert and Geri Svihus-Albert, husband and wife by Warranty Deed from Steve Gensmer, a single man, dated December 19, 2023 and recorded on December 22, 2023 in Instrument No. 20231222-0098821, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1933 Nancy Beth Ln., Madison, TN 37115.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of December, 2023.

**Alan Albert**

**Geri Svihus-Albert**

STATE OF California )
COUNTY OF Los Angeles )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alan Albert** and **Geri Svihus-Albert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 19 day of December, 2023.

Notary Public

My Commission Expires: Feb 17, 2027

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

SHAHZAAD A. AUSMAN
Notary Public - California
Los Angeles County
Commission # 2438583
My Comm. Expires Feb 17, 2027