Karen Johnson Davidson County
Batch# 1110834 DEEDQC
03/13/2024 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240313-0017437

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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Nashville, Tennessee 37215
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EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 12th day of March, 2024.

Notary Public

My Commission Expires: 01-11-26

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Mary Anne Capeci Living Trust 4505 Harding Pike, Unit 32W Nashville, Tennessee 37205	-SAME-	116 03 0A 006.00 CO 116 03 0A 041.00 CO

EXECUTORS' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Margaret Kirk Chambers and Kathleen Kirk Albert, Executors of the Estate of Mary Anne Capeci, deceased (the "decedent"), who died on December 13, 2023, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on February 22, 2024, and recorded under Docket No. 24P-214 in the Seventh Circuit Court Clerk's

Office (Probate Division), hereby release, remise and quitclaim unto Margaret Kirk Chambers and Kathleen Kirk Albert, Trustees of the Mary Anne Capeci Living Trust dated June 9, 2020, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 12th day of March, 2024.

Margaret Kirk Chambers

Margaret Kirk Chambers, Executor

Kathleen Albert

Kathleen Kirk Albert, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Kirk Chambers and Kathleen Kirk Albert, Executors, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 2024.

Notary Public

My Commission Expires: 01-11-26

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Descriptions

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 32 W, together with parking space No. 6 of Royal Oaks Tower Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460 page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Mary Anne Capeci by deed from John Auston Bridges, of record as Instrument No. 20080529-0054782, Register's Office for Davidson County, Tennessee.

Mary Anne Capeci died on December 13, 2023 and devised the subject property to the Mary Anne Capeci Living Trust dated June 9, 2020, by Will recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on February 22, 2024 under Docket No. 24P-214.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantees; The Plan, with Owner's Certificate, of record in Book 4460, page 189, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4710, page 901, Book 4798, page 813, amended in Doc. No. 20070124-0009971said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property known as 4505 Harding Pike, Unit 32W, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 March 12, 2024.

March 13, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of March, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

