Karen Johnson Davidson County
Batch# 1110834 DEEDQC
03/13/2024 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240313-0017438

THIS INSTRUMENT PREPARED BY:

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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 Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Margaret Kirk Chambers 4505 Harding Pike, Unit 52E Nashville, Tennessee 37205	-SAME-	116 03 0A 052.00 CO

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Margaret Kirk Chambers and Kathleen Kirk Albert, Trustees of the Capeci Revocable Trust dated December 11, 2007,** hereinafter called the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **Margaret Kirk Chambers**, all of the

Grantors' right, title and interest, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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, Trustee

Kathleen Kirk Albert, Trustee

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, Trustees, 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.

My Commission Expires: 01-11-26

Notary Public

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being a portion of Royal Oaks Tower, said project having been established as a horizontal property regime by Master Deed and Declaration of By-laws dated May 22, 1973 and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee, and particularly described as follows:

Unit labeled 52E of said project as shown on the plan of record in Book 4460, page 189, said Register's Office, together with an undivided interest appurtenant to all common elements of said project as described in said Declaration.

Being the same property conveyed to Mary Anne Capeci, Trustee of the Capeci Revocable Trust dated December 11, 2007, by deed from Mary Anne Capeci, of record as Instrument No. 20080118-0005798, Register's Office for Davidson County, Tennessee. Mary Anne Capeci died on December 13, 2023. Margaret Kirk Chambers and Kathleen Kirk Albert became the successor Trustees of the Capeci Revocable Trust dated December 11, 2007 by Court Order of the Seventh Circuit Court of Davidson County, Tennessee, dated February 21, 2024, under Docket No. 24P-214.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record: (6) All applicable governmental and zoning regulations.

This is improved property known as 4505 Harding Pike, Unit 52E, 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.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

