THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 1111461 DEEDQC
03/15/2024 09:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240315-0017981

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.

Kathleen Albert

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.:
Kathleen Kirk Albert 4505 Harding Pike, Unit 32W Nashville, Tennessee 37205	-SAME-	116 03 0A 006.00 CO 116 03 0A 041.00 CO

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Margaret Kirk Chambers and Kathleen Kirk Albert, Trustees of the Mary Anne Capeci Living Trust dated June 9, 2020,** 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 **Kathleen Kirk Albert**, 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

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 Margaret Kirk Chambers and Kathleen Kirk Albert, Trustees of the Mary Anne Capeci Living Trust dated June 9, 2020, by deed from Margaret Kirk Chambers and Kathleen Kirk Albert, Executors of the Estate of Mary Anne Capeci, deceased, of record as Instrument No. 202403130017437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantee; 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.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

