Karen Johnson Davidson County
Batch# 1192294 DEEDQC
10/10/2024 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241010-0078702

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melynda Hilbun Ursic
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of October, 2024.

Candy Lowery
Notary Public

(Affix Seal)

My Commission Expires: 8-31-2026

CANDY LOWERY NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Aug. 31, 2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melynda H. Ursic, Trustee of the Melynda H. Ursic Management Trust dated December 18, 2002 11 College Park Tuscaloosa, AL 35401	NEW OWNER 11 College Park Tuscaloosa, AL 35401	Map/Parcel: 131060E20900CO

For and in consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melynda Hilbun Ursic, married,** hereinafter called the "Grantor", does hereby convey, devise, grant and quitclaim unto **Melynda H. Ursic, Trustee of the Melynda H. Ursic Management Trust dated December 18, 2002, as may have been amended from time to time,** hereinafter called the "Grantee", its successors and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property being a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 209 of Burton Hills – Village of Boxmere – Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749, 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 Melynda Hilbun Ursic, by Warranty Deed from John Robert Markham, married, dated May 6, 2011 of record in Instrument No. 20110509-0035326, Register's Office for Davidson County, Tennessee.

The property herein conveyed has never been the principal place of residence of the Grantor's spouse.

This is improved property known as 209 Boxmere Place, Nashville, Tennessee 37215.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 2nd day of October, 2024.

GRANTOR:

Melynda Hilbun Ursic

Melynda Hilbun Ursic

STATE OF ALABAMA
COUNTY OF Tuscaloosa

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Melynda Hilbun Ursic, 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, at office, this 2nd day of October, 2024.

My Commission Expires: 8-31-2026

Candy Lowery
Notary Public

CANDY LOWERY NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Aug. 31, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/2/24.

Date

Affiant Signature

10/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of October, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03/19/2025