This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1241960 DEEDQC
02/27/2025 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250227-0014775

QUITCLAIM DEED

Address New Owner as Follows:
IRAR Trust FBO Kevin M. Hackney
100 Pringle Avenue Ste 650
Walnut Creek, California 94596

Send Tax Bill to:
New Owner(s)

Parcel Number:
117030B04300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Kevin M. Hackney, legal owner via non-trust custodial IRA with AET,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **IRAR Trust FBO Kevin M. Hackney (3604888),** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, TN, described as Unit C-12, The Villager Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Pike, Davidson County, Tennessee, as shown on the plat of The Villager Condominium Apartments, Condominium Apartments, recorded in Plat Book 5900, page 201, said Register's Office and described in a Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to apartments, property, co-owners and tenants of The Villager Condominium Apartments, Condominium Apartments, contained in the Master Deed of record in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967 and By-Laws recorded in Book 5434, page 708, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kevin M. Hackney, legal owner via non-trust custodial IRA with AET, by Warranty Deed from Soltani Brothers General Partnership, a Tennessee general partnership, dated March 16, 2021 and recorded on March 23, 2021, in Instrument No. 20210323-0038317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is real property known as: 2601 Hillsboro Pk C12, Nashville, TN 37212

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 26 day of February, 2025.

Kevin M. Hackney

Kevin M. Hackney

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin M. Hackney,** the within named bargainor, 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 and official seal this the 26 day of February, 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Nancy Enoch

Affiant

Subscribed and sworn to before me this 26 day of February, 2025.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

True Copy of Certification

I, Paula M. Van Cuyk, 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 is a true and correct copy of the original document executed and authenticated according to law on the 26th day of February, 2025.

Paula M. Van Cuyk

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Date: 02-27-2025

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn and subscribed before me on this the 27th day of February, 2025.

Notary Public

My Commission Expires: 09/13/2028

SEAL

SANDRA L. IDZI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY