Address New Owner.	Map-Parcel Numbers:	Send Tax Bills To·
Ian Albenesius and Sally Smith, Co-Trustees **2715 Brightwood Avenue** **Nashville, TN 37212**	**117 04 0 420.00**	**SAME**

Karen Johnson
Batch # 1295254
07/09/2025 08 27 04 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250709-0053768

This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Ian J. Albenesius and Sally Amanda Smith, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Ian Albenesius and Sally Smith, Co-Trustees of the Albenesius and Smith Family Revocable Trust dated July 3, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2715 Brightwood Avenue, Nashville, TN 37212.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 3rd day of July, 2025.

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 3rd day of July, 2025.

IAN J. ALBENESIUS

SALLY AMANDA SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ian J. Albenesius and Sally Amanda Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3rd day of July, 2025

Notary Public

My Commission Expires
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee being Lot No. 116 on the Final Plat Lots 116 & 118, Map of Belmont Terrace as of record in Instrument No. 20160719-0074024, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to.

1 All matters appearing on the Plan of record as Instrument No. 20160719-0074024, Register's Office for Davidson County, Tennessee

2 All matters appearing on the Plan of record as Plat Book 421, page 101, corrected in Book 716, page 2, Register's Office for Davidson County, Tennessee

3 Restrictive Covenant for Detached Structure of record in Instrument No 20170316-0025900, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Ian J Albenesius and Sally Amanda Smith, husband and wife (as tenants by the entirety) from Nicholas L. Bonino and wife, Lauren Bonino, by warranty deed filed for record on December 2, 2020, Instrument Number 20201202-0140052, as of record in the Register's Office for Davidson County, Tennessee.