Karen Johnson Davidson County
Batch# 1302924 DEEDQC
07/28/2025 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059418

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Dover Ventures USA, LLC 2026 Fransworth Drive Nashville, Tennessee 37205	New Owner(s)	132-09-0T-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Milek, Trustee of the Albion Holdings Trust, dated, February 13th, 2024**, by these presents do hereby quitclaim and convey unto **Dover Ventures USA, LLC, a Tennessee limited liability company,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Units A of Homes at 929 & 931 Glendale Lane a horizontal property regime with private elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 929 & 931 Glendale Lane, a horizontal property regime with private elements, of record as Instrument No. 20200805-0086828, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 929 & 931 Glendale Lane, a horizontal property regime with private elements, contained in said declaration, the plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20200805-0086828, and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Albion Holdings Trust, dated February 13th, 2024, by Warranty Deed, from Gordon Michaelson and Isana Michaelson, Trustees of Gordon and Isana Michaelson Living Trust dated May 4th, 2007, of record in Instrument No. 20250522-0040254, dated May 16, 2025, and recorded on May 22, 2025.

Being also known as 929 Glendale Lane, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of July, 2025.

Affiant

My commission expires: 4-7-26

Notary Public

SARAH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 4-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this____ day of July 2025.

Albion Holdings Trust, dated February 13th, 2024

By: _____
Jason Milek, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Milek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Albion Holdings Trust dated February 13, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 7 day of July 2025.

MaryStenKamp
Notary Public

My Commission Expires: May 3, 2027



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 7. 2025.

Affiant Signature

28th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

