Karen Johnson Davidson County
Batch # 1341623 DEEDQC
11/03/2025 12:54:45 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251103-0087413

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE ALEXANDER LOUIS ALBI AND ELEANOR LYNN ALBI LIVING TRUST dated the 22nd, July of 2025.
Alexander Louis Albi and Eleanor Lynn Albi, Trustees
1128 Emily Court
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
096 09 0 151.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Alexander Louis Albi (aka ALEXANDER L. ALBI) and Eleanor L. Jarvinen, (aka Eleanor Lynn Albi) as a now married individuals, as trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as now married individuals, to themselves as trustees of THE ALEXANDER LOUIS ALBI AND ELEANOR LYNN ALBI LIVING TRUST dated the 22nd of July, 2025 all his right, title and interest in and to a certain tract of land as described as follows:

Land in Davidson County, Tennessee, being Lot No. 288, on the map of Cloverhill Subdivision Section VI, as of record in Book 2133 page 89, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Said Lot No. 288 begins at a point in the northerly margin of Emery Drive, the common front comer of Lots Nos. 287 and 288; thence westerly along said drive 70 feet to a point; the beginning of a curve; thence 31.42 feet around said curve to point in the easterly margin of Kent Road; thence northerly 143.8 feet along said road to a point; thence northerly 30 52' East 90 feet to a point, the common rear comer of Lots Nos. 287 and 288; thence southerly 163.3 feet to the point of beginning.

Subject to all easements, reservations, covenants, conditions, agreements of record if any. Being the same property as conveyed to Perry

Developments, LLC by Warranty Deed from LJS Properties, LLC dated 03/07/2022 recorded 04/06/2022 in Book-, Page-, as Document Number 20220406-0040086, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eleanor L. Jarvinen, (aka ELEANOR LYNN ALB) single and Alexander L. Albi, (aka ALEXANDER LOUIS ALBI) single, as tenants in common with right of survivorship, by Warranty Deed from Perry Developments, LLC, of record in Instrument No. 20220617-0070025, Register's Office for Davidson County, Tennessee, dated June 15th, 2022 and filed June 17th, 2022

This is an improved property commonly known as **2828 Emery Drive, Nashville, TN 37214-3214.**

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE ALEXANDER LOUIS ALBI AND ELEANOR LYNN ALBI LIVING TRUST dated 22nd, July, 2025.

Witness my hand, this 4th of August, 2025.

Alexander Louis Albi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexander Louis Albi with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of August, 2025.

Notary Public
My Commission Expires:

DEC 19 2028

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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I, the above listed trustee and spouses conveys my interest, if any, in the real property to THE ALEXANDER LOUIS ALBI AND ELEANOR LYNN ALBI LIVING TRUST dated 22nd, July, 2025.

Witness my hand, this 4th of August, 2025.

Eleanor Lynn Albi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Eleanor Lynn Albi with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 4th of August, 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

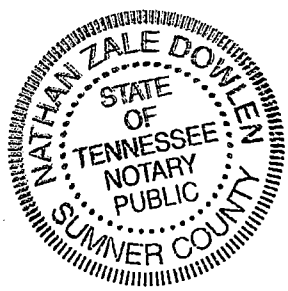
Witness my hand and seal, this 4th of August, 2025.

Alexander Louis Albi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexander Louis Albi with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of August, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.