This instrument prepared by:

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PO Box 335
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch # 1341623 DEEDQC
11/03/2025 12:54:45 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251103-0087414

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:
085 11 0 082.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Alexander Louis Albi (aka ALEXANDER L. ALBI) as a now married individual, as trustee, in connection with the administration of his revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now conveys, releases and forever quitclaims from himself, as a married individual, to himself as trustee 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. 26 on the Plan of Section One, Stanford Country Club Estates of record in Plat Book 2900, Page 50, in the Register's Office for Davidson County; Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James T. Vignon and Laura A. Vignon. husband and wife by Warranty Deed from Angela R. Petty and Kimberly D. Petty, both unmarried of record in Instrument No. 20150729-0074416 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 29, 2015.

Being the same property conveyed to ALEXANDER L. ALBI, A SINGLE MAN, by Warranty Deed from James T. Vignon and Laura A. Vignon, husband and wife, of record in Instrument No. 20190805-0076916,

Register's Office for Davidson County, Tennessee, dated July 31st, 2019 and filed August 5th, 2019.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 2900, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2993, Page 109, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not staled herein

This is improved property known as: **3031 Jenry Drive, Nashville, Tennessee 37214.**

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

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

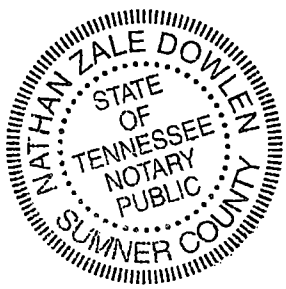
Witness my hand, this 4th of August, 2025.

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.



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.

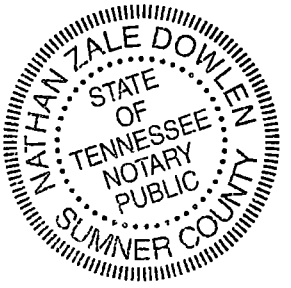
Witness my hand and seal, this 4th of August, 2025.

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.