Karen Johnson Davidson County
Batch# 1341677 DEEDQC
11/03/2025 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0087484

**THIS INSTRUMENT PREPARED BY:**
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

# QUITCLAIM DEED

**This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| **The Alnilam Trust UAD 01/03/23**<br><br>**9313 Coxboro Drive**<br>**Brentwood, TN 37027** | **NEW OWNER** | **161-14-0B-121.00-CO** |

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John I. Starling II, a married man**, (hereinafter called the **"Grantor"**), hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **The Alnilam Trust UAD 01/03/23**, (hereinafter called the **"Grantee"**), its successors and assigns, as the case may be, to-wit:

**Land in Davidson County, Tennessee, being described as follows, to-wit:**

**Being Unit 121, of Highland Villa Condominiums, a Horizontal Property Regime having been established by the Master Deed record in Book 7278, Page 312, and amended Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361, Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610 and Book 10871, Page 232, and By-laws thereto, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Master Deed, Being hereby made for full particulars.**

**Being the same property conveyed to John I. Starling II, a married man, by Warranty Deed from Deborah Drakkir, unmarried, dated September 30, 2025 of record in Instrument No.** 20251001-0078308 **Register's Office for Davidson County, Tennessee.**

This property is known as **121 Highland Villa Drive, Nashville, TN 37211**.

**EFFECTIVE**, the hand of the undersigned this 30th **day of** September, **2025.**

**John I. Starling II**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **John I. Starling II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th day of September, 2025**.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this **30th day of September, 2025**.

My commission expires:_____

Notary Public

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/1/25.

Date

Affiant Signature

10/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of October, 25.

Notary's Signature

My Commission Expires: Date

Notary's Seal

