QUITCLAIM DEED

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

AJ-QCD-26-2208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine Louise Talley	**New Owners**	**09203014500**
(NAME)	(NAME)	
2208 Albion Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1395495
03/20/2026 01:44:48 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260320-0022446

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CATHERINE LOUISE TALLEY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CATHERINE LOUISE TALLEY ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 17 ON THE MAP OF THE SUBDIVISION OF THE WEST PART OF LOT NO. 2 IN THE HARDING LYTLE TRACT, OF RECORD IN BOOK 974, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 17 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ALBION STREET AND RUNS BACK BETWEEN PARALLEL LINES 166 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE L. TALLEY, PER THE TERMS OF THE LAST WILL AND TESTAMENT OF JAMES R. TALLEY, PROBATED IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE IN CASE NO. 12P1116, AND OF RECORD IN INSTRUMENT NO. 20120907-0081383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID KATHERINE L. TALLEY BEING ALSO KNOWN AS CATHERINE LOUISE TALLEY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2208 Albion Street, Nashville, TN 37208.**

Witness our hands this the 19 day of March, 2026.

CATHERINE LOUISE TALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 19 day of March, 2026.

Notary Public

My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY