Karen Johnson Davidson County
Batch# 1415459 DEEDQC
05/04/2026 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $486.52
20260504-0039879

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Melinda S. Bartel, Trustee 903 Albert Court, Unit B Nashville, TN 37204	New Owners	118-13-0-L-002.00CO

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MELINDA S. BARTEL, TRUSTEE OF THE MELINDA S. BARTEL TRUST,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **KYLE A. JOHANSEN,** an individual, (the "Grantee"), an eleven and four/tenths (11.4%) undivided interest, to be held as tenants in common, in and to certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property located on 903 Albert Court, Nashville, TN 37204.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2026.

MELINDA S. BARTEL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, Tracy Kressley, a Notary Public in and for said County and state, duly commissioned and qualified, **MELINDA S. BARTEL, TRUSTEE OF THE MELINDA S. BARTEL TRUST**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Trustee of the Melinda S. Bartel Trust, and is authorized by said trust to execute this instrument on behalf of said trust.

WITNESS my hand and official seal in La Vergne, Tennessee, this 4th day of May, 2026.

TRACY KRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My commission expires: 4-15-2028

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $131,492.80.

Affiant

Sworn to and subscribed before me this
4th day of May, 2026.

TRACY KRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 4-15-2028

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. B, on the plan of ALBERT COURT, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as shown on Exhibit "B" of ALBERT COURT, ofrecord in Instrument No. 20120309-0020690, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melinda S. Bartel, Trustee of the Melinda S. Bartel Trust, by deed from James Mason Jones and Emily Jones, of record in Instrument No. 202007270082033, as corrected by Scrivener's Affidavit of record in Instrument No. 202009020099549, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 4, 2026 (date of document).

Affiant Signature

05/04/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of May, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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