Karen Johnson Davidson County
Batch # 1445204 DEEDQC
07/13/2026 09:05:59 AM 3 pgs
Fees: $18.00 Taxes: $642.71
20260713-0062693

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, **KYLE A. JOHANSEN,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **MELINDA S. BARTEL, TRUSTEE OF THE MELINDA S. BARTEL TRUST,** 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 1st day of July, 2026.

Kyle A. Johansen
KYLE A. JOHANSEN

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Rodolfo Molina-Mendoza, a Notary Public in and for said County and state, duly commissioned and qualified, **KYLE A. JOHANSEN**, 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 he is authorized to execute this instrument.

WITNESS my hand and official seal in Murfreesboro, Tennessee, this 1st day of July, 2026.

RODOLFO MOLINA-MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 11/28/2026

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $ 173,705.41

Affiant

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

TRACY KRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 4-15-2029

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, of record 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