BILL GARRETT, Davidson County
Trans:T20140019383 DEEDQC
Recvd: 03/24/14 10:53 3 pgs
Fees:17.00 Taxes:0.00
20140324-0023838

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Ste 203A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2014.

Notary Public

My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

QUITCLAIM DEED

Address New Owners:		
Linda Buchman Bernstein 5700 Mariner Street #302 Tampa, FL 33609	Ed Buchman 8555 Fairmont Drive #F-204 Denver, CO 80247	Hannah-Lea Buchman 148 Cleveland Avenue Macon, GA 31204
Katherine Joan Buchman 895 Tatnall Street Macon, GA 31201	Calin Buchman Oliverio 137 Trevor Ridge Drive Holly Springs, NC 27540	

Send Tax Bills To:	Tax Parcel ID:
Keith Kraft Regency Company Cavalier Bldg 95 White Bridge Road #117 Nashville, TN 37205	09401003300

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the **Estate of Morris Kraft** and the **Calvin A. Buchman Family Trust**, ("Grantor") do hereby quitclaim, transfer and convey to **Linda Buchman Bernstein, Ed Buchman, Hannah-Lea Buchman, Katherine Joan Buchman, and Calin Buchman Oliverio, as tenants in common**, their heirs and assigns, all of its right, title and interest in the real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Gail Biener Wales, Anita Biener

Howards and Prit Pal Khalsa, the only heirs-at-law of Maxie Biener, deceased, to Morris Kraft and the Calvin A. Buchman Family Trust, recorded on the 2nd day of May, 2008 in Instrument No. 20080502-0045235. Morris Kraft having since died on August 4, 2013. Last Will and Testament of Morris Kraft filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 13P1350. Said Last Will and Testament of Morris Kraft having appointed Kenneth Randall Kraft and Keith Ryan Kraft as Co-Trustees of the Estate of Morris Kraft. Calvin A. Buchman having since died on March 7, 1984. Last Will and Testament of Calvin A. Buchman filed in Davidson County, Tennessee, Probate No. 74624. Said Last Will and Testament of Calvin A. Buchman having appointed Lee S. Kraft as Trustee of the Calvin A. Buchman Family Trust.

This is improved property known as 521 S. 13th Street, Nashville, TN 37206.

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 11th day of March, 2014.

Estate of Morris Kraft

By: Kenneth Randall Kraft, Co-Executor

By: Keith Ryan Kraft, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Randall Kraft and Keith Ryan Kraft, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executors of the Estate of Morris Kraft, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2014.

Notary Public

My Commission Expires: 11-6-17

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2014.

Calvin A. Buchman Family Trust

By: Lee S. Kraft, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee S. Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Calvin A. Buchman Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of March, 2014.

Regina R. Crabb
Notary Public

My Commission Expires: 5-05-15

REGINA R. CRABB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY