Bill Garrett Davidson County
Batch# 16829 DEEDQC
10/23/2017 01:39:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171023-0108396

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Marion Kraft Marion Kraft, Trustee, Affiant Subscribed and sworn to before me, this 20th day of October, 2017. Lindsay Hamada Notary Public My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Marion Kraft, Trustee 3503 Amanda Avenue Nashville, Tennessee 37215	SAME	104 04 0 061.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marion Kraft**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **Marion Kraft, Trustee of The Marion Kraft Living Trust, established by the Revocable Trust Agreement of Marion Kraft dated July 29, 2015**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of October, 2017.

Marion Kraft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion Kraft, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of October, 2017.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of O.B. Hayes Plan of Small Lots, of record in Plat Book 1, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 160 fronts 50 feet on the Easterly side of 19th Avenue, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Marion Kraft by deed from Harold R. Ragsdale, of record as Instrument No. 20170908-0092504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 918 19th Avenue South, Nashville, Tennessee 37212