THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 6 day of June, 2019. Notary Public My Commission Expires:

JANE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 240220 DEEDQC
06/07/2019 09:38:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190607-0054577

QUITCLAIM DEED

Address New Owner: Keith Kraft, Trustee 95 White Bridge Rd, #306 Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tract 1: 08107006400 Tract 2: 08107006300 Tract 3: 08107006200 Tract 4: 08107006100 Tract 5: 08107006000 Tract 6: 08107005900

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, **Keith Kraft, Trustee** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Keith Kraft, Trustee,** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee being Lot Nos. 1 & 2 in the Subdivision Lot No. 3 on the Map of Owens Buena Vista Plan, of record in Book 57, Page 68, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat recorded in Book 57, Page 81, said Register's Office.

Said property fronts 60 feet on the northerly side of Clay St. and runs back between parallel lines with the westerly margin of 14th Avenue North, 120 feet to an alley.

Being the same property conveyed by deed to Keith Kraft, Trustee from Scot Karr, Executor of the Estate of Marshall I Karr., Trustee as recorded in Instrument No. 20160113-0003740, Register's Office of Davidson County, Tennessee.

This is property known as 1400 Clay Street, Nashville, TN 37208.

TRACT 2:

Being Lot No. 3 on the Plan of Buena Vista Plan, as laid off by James C. Owen, a plan which is recorded in Book No. 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 40 feet on the north side of Clay Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed by deed to Keith Kraft, Trustee from Scot Karr, Executor of the Estate of Marshall I Karr., Trustee as recorded in Instrument No. 20160113-0003740, Register's Office of Davidson County, Tennessee.

This is property known as 1402 Clay Street, Nashville, TN 37208.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 4 on the map of Scruggs' Subdivision of Lot 3, Owens Buena Vista Plan, of record in Book 57, Page 81, Register's Office for said County.

Said Lot No. 4 fronts 40 feet on the North side of North Clay Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed by deed to Keith Kraft, Trustee from Scot Karr, Executor of the Estate of Marshall I Karr., Trustee as recorded in Instrument No. 20160113-0003740, Register's Office of Davidson County, Tennessee.

This is property known as 1408 Clay Street, Nashville, TN 37208.

TRACT 4:

Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 10 feet of Lot No. 6, as shown on the map entitled Subdivision of Lot No. 3 of Owen's Buena Vista Plan, of record in Plat Book 57, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed by deed to Keith Kraft, Trustee from Toney L. Jenkins, as recorded in Instrument No. 20181218-0122961, Register's Office of Davidson County, Tennessee.

This is property known as 1410 Clay St, Nashville, TN 37208

TRACT 5:

Being the westerly 30 feet of Lot No. 6 and the easterly 15 feet of Lot No. 7 on the Map of the subdivision of Lot No. 3 of Owens' Buena Vista Plan, as of record in Book 57, Page 81, Register's
Office for said County.

Said parts of Lot No. 6 and 7 front together on the northerly side of North Clay Street, and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed by deed to Keith Kraft, Trustee from Scot Karr, Executor of the Estate of Marshall I Karr., Trustee as recorded in Instrument No. 20160113-0003740, Register's Office of Davidson County, Tennessee.

This is property known as 1412 Clay Street, Nashville, TN 37208.

TRACT 6:

Being the Westerly 50 feet of Lot No. 7 on the Map of the subdivision of Lot No. 3 of Owens Buena Vista Plan as of record in Book 57, Page 81, Register's Office of Davidson County, Tennessee.

Said Westerly part of Lot No. 7 fronts 50 feet on the Northerly side of North Clay Street and runs back between parallel lines with the Easterly margin of 15th Avenue North, formerly Webster Street, 120 feet to an alley.

Being the same property conveyed by deed to Keith Kraft, Trustee from Scot Karr, Executor of the Estate of Marshall I Karr., Trustee as recorded in Instrument No. 20160113-0003740, Register's Office of Davidson County, Tennessee.

This is property known as 1414 Clay Street, Nashville, TN 37208.

The purpose of this Quitclaim Deed is to combine Tract 1, Tract 2, Tract 3, and Tract 4, Tract 5 and Tract 6 into one parcel and assign one single Tax ID number.

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 5TH day of June, 2019.

Land Trust Agreement, dated December 14, 2015

Keith Kraft Trustee

By: Keith Kraft, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith 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 Land Trust Agreement, dated December 14, 2015, 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 and official seal at office, this 5th day of June, 2019.

Sandra A. Wemple

Notary Public

My Commission Expires: 9-7-21

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON