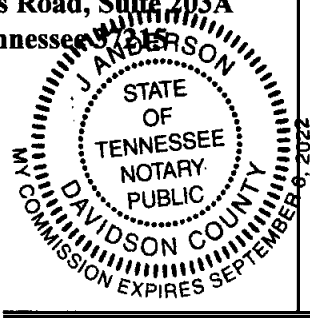
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215



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: _____

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

20190607-0054579

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith Kraft, Trustee 95 White Bridge Rd, #306 Nashville, TN 37205	New Owner	Tract 1: 08107005800 Tract 2: 08107005700 Tract 3: 08107005600 Tract 4: 08107005500 Tract 5: 08107005400 Tract 6: 08107005300 Tract 7: 08107005200

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(s) 8, as shown on the map entitled E. C. Scrugg's Subdivision of Lot No. 3, 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 legal description.

Being the same property conveyed by deed to Keith Kraft, Trustee from James R. Reynolds, Sr., unmarried and James Rogers Reynolds, Jr., unmarried and Rollie Antonio Reynolds, married as recorded in Instrument No. 20170117-0004888, Register's Office of Davidson County, Tennessee.

This is property known as 2006 15th Avenue North, Nashville, TN 37208.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 9, in E. C. Scrugg's Subdivision of Lot No. 3 of Buena Vista Plan, as or record in Book 57, Page 81, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 9 fronts 10 feet on the easterly side of 15th Avenue North formerly Webster Street, and runs back between parallel lines 135 feet to an alley known as City No. 2008 15th Avenue North.

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 2008 15th Avenue North, Nashville, TN 37209.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 10 on the Revised or Corrected Plan of E. C. Scruggs Subdivision of Lot No. 3 on Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 40 feet on the Easterly side of Webster Street and runs back between parallel lines 135 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 2010 15th Avenue North, Nashville, TN 37208.

TRACT 4:

Being Lot No. 11 on the plan of E. C. Scrugg's Subdivision of Lot No. 3, Owen's Buena Vista Plan, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

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 2012 15th Avenue North, Nashville, TN 37208.

TRACT 5:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of A. Y. Stevens Subdivision of Lot No. 16 of the Owens Buena Vista Plan of record in Plat Book 57, Page 129, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

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 property is known as 2014 15th Avenue North, Nashville, TN 37208.

TRACT 6:

Land in Davidson County, Tennessee, being Lot No. 11 in A. Y. Stevens Subdivision of Lot No. 16 on Owen's Buena Vista Plan, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of 15th Avenue North, and runs back between parallel lines 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 property is known as 2016 15th Avenue North, Nashville, TN 37208.

TRACT 7:

Land in Davidson County, Tennessee, being Lot No. 10 in A. Y. Stevens Subdivision of Lot No. 16 on Owen's Buena Vista Plan, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines 135 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 property is known as 2018 15th Avenue North, Nashville, TN 37208.

The purpose of this Quitclaim Deed is to combine Tract 1, Tract 2, Tract 3, and Tract 4, Tract 5, Tract 6 and Tract 7 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

