Karen Johnson Davidson County
Batch# 374324 DEEDQC
03/18/2020 11:59:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200318-0029983

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

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

KCK
Affiant

Subscribed and sworn to before me, this 17th day of March, 2020

JAnderson
Notary Public

My Commission Expires:

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: 08107006500 Tract 2: 08107006900 Tract 3: 08107007000

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:

Being Lot No. 12 on the Plan of F.C. Scruggs; Re-Subdivision of Lot No. 3 in Owen's Plan of Buena Vista Lots; as of record in Book 57, Page 81, said Register's Office.

AND

Being Lot No. 113 on the Plan of Scruggs Resubdivision of Lot No. 13 in Owen's Plan for Buena Vista, as of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 40 feet on the West side of 14th Avenue North, and runs back between parallel lines, 135 feet, more or less, to an alley.

AND

Land in Davidson County, Tennessee, being Lot No. 14, E. C. Scruggs re-subdivision of Lot 3, Owens Buena Vista Lots, as shown on plat of record in Plat book 57, Page 81, in the Register's Office of Davidson County, Tennessee, to which play reference is hereby made for a more particular description of said property.

AND

Being Lot No. 15 on the Map of E. C. Scruggs' Subdivision of Lot No. 3 of the Owens Buena Vista Plan of Lots, of record in Book 57, Page 81, Register's Office for said County.

Said Lot No. 15 fronts 40 feet on the westerly side of 14th Avenue North and runs back between parallel lines 135 feet to an alley.

Being the same properties conveyed by quitclaim deed to Keith Kraft, Trustee from Keith Kraft, Trustee as recorded in Instrument No. 20190607-0054578, Register's Office of Davidson County, Tennessee.

This is property known as 2005 14th Ave North, Nashville, TN 37208

TRACT 2:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled A.Y. Stevens Subdivision of Lot 16 Owens Buena Vista Plan, of record in Plat Book 57, page 129, 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 Charlie Lewis Pruitt and Eleanor R. Pruitt, husband and wife as recorded in Instrument No. 20200130-0011032, Register's Office of Davidson County, Tennessee.

This is property known as 2013 14th Avenue North, Nashville, TN 37209.

TRACT 3:

Being Lot No. 2 in Folwell's and Stevens' Subdivision of Lot No. 16 of James C. Owen's Buena Vista Plan of lots in the old 13th Civil District, Davidson County, Tennessee, now the 2nd Ward of Nashville, Tennessee.

Said Lot No. 2 fronts 50 feet on the west side of 14th Avenue North, formerly Nance Street, and runs back between parallel lines 135 feet to an alley.

AND

Land in Davidson County, Tennessee, being Lot No. 3 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.

Said Lot No. 3 fronts 50 feet on the westerly side of 13th Avenue North and runs back between parallel lines 135 feet, more or less, to an alley.

Being the same properties conveyed by deed to Keith Kraft, Trustee from Keith Kraft, Trustee as recorded in Instrument No. 20190607-0054576, Register's Office of Davidson County, Tennessee.

This is property known as 2015 14th Avenue North, Nashville, TN 37208.

The purpose of this Quitclaim Deed is to combine Tract 1, Tract 2 and Tract 3 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 17TH day of March, 2020.

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 17th day of March, 2020.

Sandra A Wemple

Notary Public

My Commission Expires: 9-7-2021

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