THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Robin Vachon-Kraut
Emily V. Kraut
7051 Sunnywood Drive
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
173-09-0A 357.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2020.

Notary Public

My Commission Expires:

Karen Johnson Davidson County
Batch# 413479 DEEDQC
06/11/2020 11:44:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200611-0059802



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin Vachon-Kraut, a married woman,** hereinafter called Grantor(s), have bargained and sold, and by these presents do transfer, convey and quitclaim unto **Robin Vachon-Kraut, a married woman, and Emily V. Kraut, a single woman,** hereinafter called Grantee(s), it's successors and assigns, all of the Grantor's interest in a certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 291, Plan of Lenox Village, Phase Five, as shown on Plat of record in Instrument No. 20050120-0007427, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same lands conveyed to Robin Vachon-Kraut, a married woman, from Nagalatha Vinnakota, unmarried, by Warranty Deed dated 04/20/2020, of record in Instrument No. 20200421-0041918, said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7051 Sunnywood Drive, Nashville, TN 37211.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument this 4 day of June, 2020.

Robin Vachon-Kraut

STATE OF ~~TENNESSEE~~ Arizona - BD

COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bryan Diaz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of June, 2020.

My commission expires:
8/15/23

Notary Public

BRYAN DIAZ
Notary Public - Arizona
Yavapai County
Commission # 568498
My Comm. Exp. August 15, 2023