Karen Johnson Davidson County
Batch# 467383 DEEDQC
09/01/2020 08:28:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200901-0098912

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Andrew Benjamin Kautz and Kelly Rich Kautz Trustees, P2831 Trust 1215 Mary Helen Drive Nashville, TN 37220	New Owner	14510006800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Andrew Benjamin Kautz, Trustee of The Andrew Benjamin Kautz Revocable Living Trust Agreement dated July 5th 2012** and **Kelly Rich Kautz, Trustee of The Kelly Rich Kautz Revocable Living Trust Agreement dated July 5th 2012** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Andrew Benjamin Kautz and Kelly Rich Kautz, Trustees, P2831 Trust dated October 9, 2019** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot 2, SECTION 2, BRIGID ANN HEIGHTS, as shown on the plat of record in Plat Book 4660, Page 149, 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 property conveyed to **Andrew Benjamin Kautz, Trustee of The Andrew Benjamin Kautz Revocable Living Trust Agreement dated July 5th 2012** and **Kelly Rich Kautz, Trustee of The Kelly Rich Kautz Revocable Living Trust Agreement dated July 5th 2012**, by Warranty Deed dated April 30, 2014, from **New Beginnings Enterprises, LLC**, recorded in Instrument No. 20140502-0037411, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, BRIGID ANN HEIGHTS, as recorded in Plat Book 4660, Page(s) 149, but for deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or

national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604 (c).

b. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination base on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604 (c).

This is improved property known as: **1215 Mary Helen Drive, Nashville, TN 37220.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7 day of February 2019. 2020

Andrew Benjamin Kautz, Trustee
The Andrew Benjamin Kautz
Revocable Living Trust Agreement

Kelly Rich Kautz, Trustee
The Kelly Rich Kautz
Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Andrew Benjamin Kautz, Trustee of The Andrew Benjamin Kautz Revocable Living Trust Agreement dated July 5th 2012**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of February 2019. 20

Notary Public

My Commission Expires:
March 8, 2022

JESSICA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kelly Rich Kautz, Trustee of The Kelly Rich Kautz Revocable Living Trust Agreement dated July 5th 2012**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of February ~~2019~~ 2020.

Notary Public

My Commission Expires:
March 8, 2022

JESSICA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7 day of February ~~2019~~ 2020.

Notary Public

My Commission Expires:
March 8, 2022

JESSICA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY