Karen Johnson Davidson County
Batch# 611468 DEEDQC
04/09/2021 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210409-0047635

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-770617

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Paul Alexander Kramer and Melinda L. Turner	Paul Alexander Kramer and Melinda L. Turner	10501014300
1030 Villa Place	1030 Villa Place	
Nashville, TN 37212	Nashville, TN 37212	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, PAUL ALEXANDER KRAMER and MELINDA LEE TURNER, Co-Trustees of The TURNER-KRAMER FAMILY TRUST, dated August 4, 2015, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PAUL ALEXANDER KRAMER and MELINDA L. TURNER, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1030 Villa Place, Nashville, TN 37212, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being Lot No. 110 on the plan of M.A. Spurr's Resubdivision of Lot Nos. 8, 74 and 75, of the Boyd Ament Tract, of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tax ID No.: 10501014300

BEING the same property conveyed unto Paul Alexander Kramer and Melinda Lee Turner, Co-Trustees of The Turner-Kramer Family Trust, dated August 4, 2015 by Deed dated August 13, 2015 and recorded August 19, 2015 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee as Instrument No. 20150819-0083752.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1030 Villa Place, Nashville, TN 37212.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of March, 2021.

PAUL ALEXANDER KRAMER, Co-Trustee of
The TURNER-KRAMER FAMILY TRUST, dated
August 4, 2015

By, _____
PAUL ALEXANDER KRAMER, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PAUL ALEXANDER KRAMER, Co-Trustee of The TURNER-KRAMER FAMILY TRUST, dated August 4, 2015, in his/her full and authorized capacity on behalf of said trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of March, 2021.

_____
Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of March, 2021.

MELINDA LEE TURNER, Co-Trustee of The TURNER-KRAMER FAMILY TRUST, dated August 4, 2015

By, Melinda Lee Turner
MELINDA LEE TURNER, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MELINDA LEE TURNER, Co-Trustee of The TURNER-KRAMER FAMILY TRUST, dated August 4, 2015, in his/her full and authorized capacity on behalf of said trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of March, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

PAUL ALEXANDER KRAMER

MELINDA L. TURNER

Subscribed and sworn to before me this 15 day of March, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Gavin A. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Montgomery

Personally appeared before me, Hannah Joy Sywulak, a notary public for this county and state, Gavin A. Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021