Karen Johnson Davidson County
Batch# 747999 DEEDQC
11/02/2021 03:37:53 PM 5 pgs
Fees: $27.00 Taxes: $0.00
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THIS INSTRUMENT PREPARED BY COSTNER & GREENE, ATTYS., 315 HIGH STREET, MARYVILLE, TENNESSEE 37804 BY: STEVEN J. GREENE C&G-7883
CLT #104 01 0F 036.00 dp/

QUIT CLAIM DEED

THIS INDENTURE, made this 11th day of OCTOBER A.D. 2021, between

SUZETTE KRAEMER, unmarried, of Davidson County, Tennessee, First Party

And

SUZETTE ELIZABETH KRAEMER, TRUSTEE OF THE SUZETTE ELIZABETH KRAEMER REVOCABLE TRUST dated August 11, 2021, of Davidson County, Tennessee, Second Party

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable considerations, to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and quitclaimed, and does hereby bargain, sell, remise, release and quitclaim unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being all of Unit 36 of WEST END STATION CONDOMINIUMS as established under Master Deed of record in Instrument No. 20070712-0033315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641 and Instrument No. 20081029-0108160 in the Register's Office for Davidson County, Tennessee, to which Master Deed specific reference is hereby made for a more particular description thereof.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE.

THIS CONVEYANCE is made subject to applicable restrictions, easements, conditions, etc. of record in the Register's Office for Davidson County, Tennessee.

FOR SOURCE OF TITLE see deed to Suzette Kraemer of record in Instrument No. 20170627-0064588 in the Register's Office for Davidson County, Tennessee and see Certificate of Trust attached hereto as Exhibit A.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

OWNERS & TAXPAYERS: SUZETTE ELIZABETH KRAEMER, TRUSTEE
305 SYLVAN PARK LN.
NASHVILLE, TN 37209

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

SUZETTE KRAEMER, unmarried

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **SUZETTE KRAEMER**, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of October, 2021.

Notary Public

My Commission expires: 9/6/22

JOANNA MCCRACKEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

Affiant:

Subscribed and sworn to before me this the 19th day of October, 2021.

Notary Public

My Commission expires: 9/6/22

JOANNA MCCRACKEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

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THIS INSTRUMENT PREPARED BY COSTNER & GREENE, ATTYS., 315 HIGH STREET, MARYVILLE, TENNESSEE 37804 BY: AMY E. BURROUGHS

CERTIFICATION OF TRUST FOR
THE SUZETTE ELIZABETH KRAEMER REVOCABLE LIVING TRUST
U/T/A DATED AUGUST 11, 2021

This Certification of Trust is made on this the 11th day of August, 2021, by the undersigned for the purposes as hereinafter set forth.

1. I, Suzette Elizabeth Kraemer, of Davidson County, Tennessee, certify that I executed a Trust Agreement dated the 11th day of August, 2021, entitled THE SUZETTE ELIZABETH KRAEMER REVOCABLE TRUST AGREEMENT dated August 11, 2021, which is wholly revocable solely by me during my lifetime, which has not been revoked, modified or amended in any manner.

2. I further certify that I am the Settlor, Trustee, and sole vested beneficiary thereunder.

3. I further certify that RICHARD S. KRAEMER is named as successor Trustee if the Settlor is unable to serve, and KIMBERLEY A. KRAEMER RHODES is named as the second successor Trustee if the Settlor and Richard S. Kraemer are unable or unwilling to serve.

4. I further certify that as such Trustee, I and the successor Trustees shall have full power and authority, pursuant Paragraph A of ARTICLE VI, entitled "Trustee Powers," to open and maintain any and all kinds of checking, savings or other accounts and to disburse funds therefrom with no accountability to anyone other than the Settlor, and I further certify that the Trustee shall have full power and authority to buy, sell, mortgage and trade in any and all real estate, stocks, bonds, other securities of every description, and any other kind of property on behalf of the Trust, acting directly or through any advisors or assistants, said paragraph specifically providing as follows:

> 3. The Trustee may, by public or private sale or sales, without a court order, and for such consideration, on such terms and subject to such conditions (if any) as in the judgment of the Trustee are for the best interests of the trust estate and the beneficiaries thereof, sell, assign, transfer, convey, or exchange any real or personal property of the trust estate, or the trust estate's undivided interest in such property, or any specific part of or interest therein (including, but not limited to, standing timber, rock, gravel, sand, growing crops, oil, gas and other minerals or mineral rights or interests), and grant easements on real property of the estate, and participate in the partition of real or personal property in which the estate has an undivided interest; and accomplish any such transactions by contracts, endorsements, assignments, bills of sale, deeds or other appropriate written

Ex. A

instruments executed and delivered by the fiduciary in behalf of the estate, and acknowledge the execution of such instruments in the manner provided by law for the acknowledgment of the execution of deeds when such acknowledgments are required or appropriate. Any contract on real estate in the trust which is made by the Trustee shall be binding for the full period of the contract if the period extends beyond the determination of the trust.

4. The Trustee may, for such consideration, on such terms and subject to such conditions (if any) as in the judgment of the Trustee are for the best interests of the trust estate and the beneficiaries thereof, lease, for terms which may exceed the duration of the trust estate, any real or tangible personal property of the Trust, or any specific parts thereof or interests therein (including, but not limited to, oil, gas and other mineral leases); and to accomplish such leases by appropriate written instruments executed and delivered by the fiduciary in behalf of the estate, and acknowledge the execution of such instruments in the manner provided by law for the acknowledgment of the execution of deeds when such acknowledgments are required or appropriate.

5. The Trustee may, on behalf of the trust, borrow money; evidence such loans by promissory notes or other evidences of indebtedness signed by the Trustee in the Trustee's fiduciary capacity, to be binding upon the assets of the trust estate but not upon the Trustee in the Trustee's individual capacity; secure such loans by assigning or pledging personal property of the trust; and repay such loans, including principal and interest due thereon.

6. The Trustee may, on behalf of the trust, borrow money from the Trustee in the Trustee's individual capacity and secure such loans in the same manner as though they were made by a third person.

17. The Trustee may deposit funds of the trust in one (1) or more accounts carried by the Trustee, in a clearly specified fiduciary capacity, in any one (1) or more banks and/or trust companies whose deposits are insured under the provisions of the Federal Deposit Insurance Act as now constituted or as the same may be hereafter amended; and if the Trustee(s) be itself a bank or a trust company, and is otherwise qualified, the Trustee(s) may serve as such depository.

18. The Trustee may deposit for safekeeping with any bank or trust company (including the fiduciary itself if the fiduciary be such a bank or trust company) any negotiable or nonnegotiable securities or other documents constituting assets or records of the trust.

26. The Trustee may employ any bank or trust company to serve as custodian of any securities constituting assets of the trust, and cause such securities (if they are nonassessable) to be registered in the name of such custodian or of its nominee, without disclosure that they are held in a fiduciary capacity; authorize such bank or trust company, as agent and in behalf of the Trustee, to collect, receive and receipt for income derived from such securities, or the proceeds of sales, assignments or exchanges thereof made by authority and under the direction of the Trustee, and to remit to the Trustee such income or other proceeds derived from the securities; and pay to such custodian reasonable and customary charges made by it for the performance of such services; provided, that any such action taken by the Trustee shall not increase, decrease or otherwise affect the Trustee's liability, responsibility or accountability with respect to such securities.

27. The Trustee may register nonassessable securities constituting assets of the trust in the name of the Trustee or of the Trustee's nominee, without disclosure that such securities are held in a fiduciary capacity, or hold such securities unregistered or otherwise in such form that the title thereto will pass by delivery, without, in any such case, increasing, decreasing or otherwise affecting

the Trustee's liability, responsibility or accountability with respect to such securities.

35. In general, the Trustee shall have the same powers, authorities, and discretions in the management of the trust property as grantor would have in the management and control of her own property.

36. The Trustee, in the exercise of her best judgment and discretion with respect to all property, real and personal, at any time forming a part of this trust, may exercise any and all of the powers set forth in Tennessee Code Annotated § 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference (as set out in this statute on the date of this Agreement), even if this statute is amended or repealed hereafter and even if this trust is administered in a state other than Tennessee.

The Trustee, in the exercise of his best judgment and discretion with respect to all property, real and personal, at any time forming a part of this trust, may exercise any and all of the general powers granted to trustees by Tennessee Code Annotated § 35-15-815, and all of the specific powers granted to trustees by Tennessee Code Annotated § 35-15-816, all of which provisions and powers are incorporated herein by reference (as set out in this statute on the date I sign this Agreement), even if this statute is amended or repealed hereafter and even if this trust is administered in a state other than Tennessee.

5. I further certify that, pursuant to ARTICLE VII, third parties are not required to inquire into the Trustee's actions, said paragraph specifically providing as follows:

ARTICLE VII

No person or corporation dealing with the Trustee shall be required to investigate any Trustee's authority to enter into any transaction or to administer the application of the proceeds of any transaction.

6. Assets owned by The Suzette Elizabeth Kraemer Revocable Living Trust shall be titled, **"Suzette Elizabeth Kraemer Revocable Living Trust, dated August 11, 2021."**

IN WITNESS WHEREOF, the undersigned have executed this Certification as of the day and year first set forth above.

SUZETTE ELIZABETH KRAEMER, Settlor

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

On August 11, 2021, before me, a Notary Public, personally appeared SUZETTE ELIZABETH KRAEMER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity on behalf of which the person acted, executed the instrument.

Notary Public

My Commission expires: 10/26/2024

JODI A BARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
BLOUNT COUNTY