This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 569-7435

Karen Johnson Davidson County
Batch# 854338 DEEDQC
05/12/2022 12:54:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220512-0054882

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Diane Kruse & Donald Kruse Trustees of the Diane and Donald Kruse Revocable Trust #1 2921 Harbour View Drive Nashville, TN 37217	Same	136 15 0 13.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DIANE J. KRUSE and husband, DONALD J. KRUSE** ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **DIANE J. KRUSE** and **DONALD JOSEPH KRUSE, CO-TRUSTEES OF THE DIANE AND DONALD KRUSE REVOCABLE TRUST #1**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Harbour Towne Village Section 1, of record in Plat Book 4675, Page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
>
> Being the same property conveyed to Diane J. Kruse and husband, Donald J. Kruse, as tenants by the entirety, by deed from Kenneth L. Campbell, Trustee, of record as Instrument Number 20131218-0127611, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 1st day of March, 2022.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 2921 Harbour View Drive, Nashville, TN 37217.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR 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.

WITNESS our hands this the 1st day of March, 2022.

DIANE J. KRUSE

DONALD JOSEPH KRUSE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANE J. KRUSE**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of March, 2022.

Notary Public

My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD JOSEPH KRUSE**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 1st day of March, 2022.

Notary Public

My Commission Expires:_____

