This instrument prepared by:

Karen Johnson Davidson County
Batch# 975943 DEEDQC
03/01/2023 03:32:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230301-0014729

Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
Based on information supplied by the parties.

QUIT CLAIM DEED

FROM

LOUIS R. KRAAG

TO

ROBERT A. ANDERSON

FROM

ROBERT A. ANDERSON

AND

TO

LOUIS R. KRAGG and Wife
ANALYN MARICOL KRAAG

Address of New Owner(s):	Send Tax Bills To:	Map and Parcel:
LOUIS R. KRAAG and Wife, ANALYN MARICOL KRAAG	521 Paragon Mills Rd. Nashville, TN 37211	13315012300

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, LOUIS R KRAAG, hereinafter referred to as Grantor, by these presents does hereby quitclaim and convey, for the purpose of reconveying this property to his wife, Analyn Maricol Kraag, unto ROBERT A. ANDERSON, Trustee, his heirs, successors and assigns, all their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly the 9th, Civil District of said County and State, described as follows:

Beginning at a point in the center of Paragon Mills Road at the SW corner of the property conveyed to Clifford R. Boice et ux, by deed from H. G. Blunkall, et ux, of record in Book 2197, page 93, Register's Office for Davidson County, Tennessee; thence with the westerly boundary of said Boice property, N 39deg, 30' W, 229 feet to an iron pin in the southern boundary lines of the Harrison property; thence S 51 deg. 30' W, 146 feet to an iron pin in the easterly margin of a 20-foot unnamed roadway; thence with the margin of same, S 39 deg 30' E, 220 feet to the center of said road, N 51 deg 30' E, 146 feet to the beginning.

Being the same property conveyed to Louis R. Kraag, an unmarried man, by deed from Loretta Matic, D.M.D., P.C. of record by instrument number 20121121-0107317, Register's Office for Davidson County, Tennessee in November, 2012.

This conveyance is subject to all restrictions, easements, and plats of record as of record in the Register's Office for Davidson County.

This is improved property known as 534 Paragon Mills Road, Nashville, Tennessee.

And now, I, the said ROBERT A. ANDERSON, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto LOUIS R. KRAAG and Wife, ANALYN MARICOL KRAAG, their heirs and assigns, as tenants by the entirety, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness our hands this 1st day of ~~February~~ March, 2023.

LOUIS R. KRAAG

ROBERT A. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of ~~February~~ March, 2023.

NOTARY PUBLIC
My Commission Expires: 3/3/26

DONNA M. TEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Donna M. Tees, a Notary Public in and for said County and State, the within named LOUIS R KRAGG, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 1st day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 8/3/26

DONNA M. TEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Donna M. Tees, a Notary Public in and for said County and State, the within named ROBERT A. ANDERSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 1st day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 3/3/24

DONNA M. TEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026