RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1032375 DEEDQC
07/31/2023 10:16:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20230731-0058727

This Instrument Prepared by and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Little Harpeth Properties, LLC P.O. Box 25183 Nashville, TN 37202	New Owner	131-07-0-155.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Benjamin Kroeger, unmarried,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Little Harpeth Properties, LLC,** their successors and assigns to the following tract of land in **Davidson** County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division of Lots 2 and 3 Gilbert Place, of record in Book 6050, Page 117 and amended in Book 6250, page 886, Register's Office for Davidson County, Tennessee, to which Plzan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet Dean Barker and William C. Barker, Co-Trustees of the Barker Family Trust U/A/D March 6, 2018, by Quitclaim deed from Janet Dean Barker and William C. Barker of record in Instrument No. 20180309-0022322 Register's Office for Davidson County, Tennessee, dated March 6, 2018. The said Janet Dean Barker having since died on June 13, 2020. The said William C. Barker having since died on December 29, 2022.

Being the same property conveyed to Little Harpeth Properties, LLC by Warranty Deed from Benjamin Kroeger of record Instrument No. 20230710-0052445**, Register's Office for Davidson County, Tennessee.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property is known as 4421 Belmont Park Terrace, Nashville, TN 37215.

Witness my hand this 26 day of July, 2023.

BENJAMIN KROEGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Kroeger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of July, 2023.

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26 day of July, 2023.

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

Notary Public