THIS INSTRUMENT PREPARED BY: SCHULMAN, LeROY & BENNETT, P.C. 3310 West End Ave., Ste. 460 Nashville, Tennessee 37203 Karen Johnson Davidson County Batch# 1073983 DEEDQC 11/21/2023 10:26:56 AM 3 pgs Fees: $17.00 Taxes: $0.00 20231121-0090529	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 16th day of November 2023. Notary Public My Commission Expires: 10/19/2027

Address New Owner: Kenneth R. Kraft 114 29th Avenue South Nashville, TN 37212	Send Tax Bills to: Same	Tax Information: Map-Parcel Numbers: 118-07-0-148.00 118-07-0-147.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WEST IRIS REVERSE, LLC, a Colorado Limited Liability Company ("Grantor"), does hereby quitclaim and convey to Kenneth R. Kraft ("Grantee"), an individual, his successors and assigns, all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and its heirs and assigns, the real estate located in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto, including all common elements and limited common elements, to the extent Grantor has any interest in said elements.

This is improved property known as 605 and 607 West Iris Drive, Nashville, Davidson County, Tennessee 37204.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURES ON FOLLOWING PAGE]

Signature Page to Quitclaim Deed

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 9th day of November 2023.

GRANTOR

WEST IRIS REVERSE, LLC

By: _____
Kenneth R. Kraft, Authorized Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, aforesaid personally appeared Kenneth R. Kraft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized Member of WEST IRIS REVERSE, LLC, a Colorado Limited Liability Company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal, at Office in aforesaid County and State, this 9th day of November, 2023.

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

My commission expires: 9-8-25

EXHIBIT A
Property Description

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "C' on the Map of Berry Hill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 21 fronts 65 on the south side of West Iris Drive and runs back between parallel lines 125 feet to a deadline.

Being the same property conveyed to H. JACKSON BROWN, JR., by deed from JAMES E. CASON and WILTON F. WELLER, d/b/a CASON and WELLER, a partnership, of record in Book 5894, page 865, dated June 3, 1982, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "C" on Map of Berry Hill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 21 fronts 65 on the southerly margin of West Iris Drive and extends back between parallel lines 125 feet to a deadline on the rear.

Being the same property conveyed to H. JACKSON BROWN, JR., by deed from JAMES HOWARD LAMB and wife, ALICE MARIE TANNER LAMB, of record in Book 5748, page 861, dated May 20, 1981, said Register's Office.

H. JACKSON BROWN, JR., having since died testate on or about November 30, 2021. Property is now vested in ADAM CARLETON BROWN pursuant to the Last Will and Testament of H. JACKSON BROWN, JR., Case No. 22P143, Probate Court of Davidson County, Tennessee.

Tracts 1 and 2 being the same property conveyed to WEST IRIS REVERSE, LLC, a Colorado Limited Liability Company, by Special Warranty Deed from ADAM CARLETON BROWN of record in Instrument No. 20221101-0117679, Register's Office for Davidson County, Tennessee, dated October 31, 2022, and recorded on November 1, 2022, said Register's Office.