Karen Johnson Davidson County
Batch# 1075614 DEEDQC
11/28/2023 10:04:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231128-0091719

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNE COUNTY OF DAV The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 10th day of November, 2023. _____ Notary Public My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: AKCAB, LLC 1215 Mary Helen Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: 117 07 0M 037.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Andrew Benjamin Kautz and Kelly Rich Kautz, Trustees of the P2831 Trust dated October 9, 2019,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **AKCAB, LLC, a Tennessee limited liability company,** its heirs and assigns, all of their interest in the following land:

Being a certain condominium apartment situated within Davidson County, Tennessee, being Unit 2005, and the appurtenant interest in the common elements of Fairsted Park Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for Fairsted Park Condominiums, of record in Instrument No. 20021121-0145225; as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Fairsted Park Condominiums, provided in said Master Deed, as amended, together with the By-Laws appended to said Master Deed, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Andrew Benjamin Kautz and Kelly Rich Kautz, Trustees of the P2831 Trust dated October 9, 2019, by Warranty Deed from Nayna S. Shah, of record in Instrument No. 20191021-0107437, in the Register's Office for Davidson County, Tennessee, dated October 11th, 2019 and recorded on October 21st, 2019.

Improved property known as: 2005 Stokes Lane Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF,. Grantor has executed this instrument on this 10TH day of NOVEMBER 2023.

The P2831 Trust dated October 9, 2019

BY: _____
Andrew Benjamin Kautz, Trustee

BY: _____
Kelly Rich Kautz, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew Benjamin Kautz and Kelly Rich Kautz,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Trustees of the **P2831 Trust dated October 9, 2019**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10TH day of NOVEMBER, 2023.

R D. P
Notary Public

My Commission Expires: 7/7/2027

RANDALL D. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027