This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson
Batch # 1113846
03/22/2024 08:26:18 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240322-0019757

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE WALKING LIFE FILMS REVOCABLE TRUST #1 2504 VAULX LANE NASHVILLE, TN 37204	Same	118-02-0I-001.00-CO

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, **BRIAN KRAFT, A SINGLE MAN** (**"Grantor"**) does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of the WALKING LIFE FILMS REVOCABLE TRUST #1, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2504, together with the appurtenant interest in the common elements of Townhomes at 2504 Vaulx Avenue, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20110830-0066916, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions, and Restrictions, and being located upon Lot No. 2 on the Plan of Resubdivision (Partition) of George W. Lester, Jr. Property of record in Instrument No, 20110728-0057815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to BRIAN KRAFT, A SINGLE MAN by Warranty Deed from AHMAD M. RABI, UNMARRIED, of record in Instrument No. 20220525-0060531 dated May 23, 2022, recorded May 25, 2022, 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.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 28th day of February, 2024.

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 2504 Vaulx Lane, Nashville, Tennessee 37204.

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 28th day of February, 2024.

BRIAN KRAFT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN KRAFT**, 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 28th day of February, 2024.

Notary Public

My Commission Expires: _____

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