QUITCLAIM DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LB-QCD-24-2002B

STATE OF TN
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 18 DAY OF Apr, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
D&P Property Holdings LLC c/o Northwest Registered Agent Inc.	**Patrick & Diana Kraushaar**	
(NAME) **116 Agnes Rd. Suite 200**	(NAME) **2787 N. Houston St., APT. 4069**	**092-07-0S-006.00-CO**
(ADDRESS) **Knoxville, TN 37919**	(ADDRESS) **Dallas, TX 75219-5046**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK KRAUSHAAR AND DIANA KRAUSHAAR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **D&P PROPERTY HOLDINGS LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1930 Herman Street and 2002 Herman Street, of record as Instrument No. 20201021-000122453 and Supplemental Declaration recorded in Instrument No. 20201204-0141121, being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick Kraushaar and Diana Kraushaar, husband and wife by Warranty Deed from Two E'S Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220225-0021872, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2002 Herman Street #B, Nashville, Tennessee 37208**.

Karen Johnson
Batch # 1124895
04/19/2024 11:00:21 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240419-0028167

Witness my/our hand(s) this the 15th day of April, 2024.

Patrick Kraushaar

Diana Kraushaar

STATE OF Texas
COUNTY OF Dallas

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

Witness my hand and official seal, this the 15th day of April, 2024.

Notary Public
My Commission Expires: July 26, 2026
(SEAL)

TARA AKINSULIE
Notary Public, State of Texas
Comm. Expires 07-26-2026
Notary ID 129391772

STATE OF Texas
COUNTY OF Dallas

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

Witness my hand and official seal, this the 15th day of April, 2024.

Notary Public
My Commission Expires: July 26, 2026
(SEAL)

TARA AKINSULIE
Notary Public, State of Texas
Comm. Expires 07-26-2026
Notary ID 129391772

RETURN TO:
Rudy and Partners, PLLC
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Nashville, TN 37212