Karen Johnson Davidson County
Batch# 1191101 DEEDQC
10/08/2024 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241008-0078157

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	**Send Tax Bills To:**	**Parcel ID Number:**
MFK and SSK Community Property Trust Mark Francis Krause and Stephanie Schmitz Krause, Co-Trustees 1408A Boscobel Street Nashville, Tennessee 37206	Same	083-13-0G-001.00-CO Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Mark F. Krause and Stephanie S. Krause, husband and wife, by these presents do hereby quitclaim, and by these presents transfer and convey unto Mark Francis Krause and Stephanie Schmitz Krause, as Co-Trustees of the MFK and SSK Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 1408A Boscobel Street, Nashville, Tennessee 37206.

The description herein is the same as that contained in the prior instrument.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 8th day of October, 2024.

MARK F. KRAUSE

STEPHANIE S. KRAUSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mark F. Krause and Stephanie S. Krause, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October, 2024.



Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 8th day of October, 2024.



Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A, of the Homes at 1408 Boscobel, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1408 Boscobel, a Horizontal Property Regime with Private Elements of record at Instrument No. 20130814-0085575, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark F. Krause and Stephanie S. Krause, husband and wife, by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, of record at Instrument 20150504-0040198, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

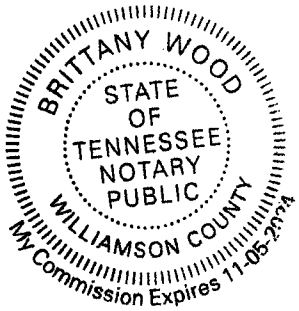
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 8, 2024.

Date: October 8, 2024

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On October 8, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24