Karen Johnson
Batch # 1209078
12/02/2024 09:29:41 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241202-0093230

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Suite 710
Nashville, TN 37219
jmcdonald@ejrlaw.com

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The Krauss Community Property Trust 611 Estes Road Nashville, Tennessee 37215	Same.	116 04 0 135.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ADAM MICHAEL KRAUSS**, and wife, **LYDIA ANNE LANCASTER**, by these presents do hereby quitclaim and convey unto **THE KRAUSS COMMUNITY PROPERTY TRUST, U/A DTD. NOVEMBER 22, 2024**, all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 611 Estes Road, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set our hands and seal on this 22nd day of November, 2024.

ADAM MICHAEL KRAUSS

LYDIA ANNE LANCASTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Epiphany Aiken, a Notary Public in and for said County, **ADAM MICHAEL KRAUSS** and **LYDIA ANNE LANCASTER**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2024.

Notary Public

My Commission Expires: 07-03-2028

EPIPHANY AIKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

ADAM MICHAEL KRAUSS

Subscribed and sworn to before me, this 22nd day of November, 2024.

Notary Public

My Commission Expires: 07-03-2028

EPIPHANY AIKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 6, Clearview, a Subdivision of Lots 7, 8, 12, 13, 16, and 17 of Ensworth and 35 to 41 inclusive, of Kenner manor Subdivision, as shown on plat of record in Plat Book 843, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Michael Krauss, and wife Lydia Anne Lancaster, by Warranty Deed from Benjamin Whitman Mayo, Trustee of the Mayo family Revocable Trust Agreement dated November 27, 2019, of record in Instrument Number 20210623-0084448, in the Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 23, 2021.