This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1223277 DEEDQC
01/06/2025 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250106-0000912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 26 day of December, 2024.

Notary Public
My Commission Expires: 11/8/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
THE A. K. TRUST 608 39th Avenue North, Unit B Nashville, Tennessee 37209	THE A. K. TRUST 608 39th Avenue North, Unit B Nashville, Tennessee 37209	092-09-1D-002.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Adam Kremer, unmarried** ("Grantor") does hereby quitclaim and convey unto **The A. K. Trust** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Land in Davidson County, Tennessee, being Unit No. 608B on the plan of 606-608 39th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 606-608 39th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220823-0095118, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Adam Kremer, unmarried by Deed dated August 21, 2024 of record at Instrument No. 20240823-0065048, in the Registers Office for Davidson County, Tennessee.

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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **608 39th Avenue North, Unit B, Nashville, Tennessee 37209**

IN WITNESS WHEREOF, Grantor has executed this instrument on December 26, 2024

GRANTOR:

Adam Kremer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12/26/24 before me, the undersigned notary, personally appeared the above named Gramtor(s), personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My commission expires: 11/8/28

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-26-24

Affiant Signature

12/26/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 12/26/24

Notary Signature

My commission expires: 11/8/28

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON