Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Carol J. Krau
Affiant

Subscribed and sworn before me on the 26th day of November, 2024.

Notary Public

My Commission Expires:

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-8-2025

Karen Johnson Davidson County
Batch# 1227710 DEEDQC
01/16/2025 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250116-0003744

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
CAROL KRAU, Trustee of the Mountain Melody Trust, dated November 26, 2024 6809 Highland Park Drive, Nashville, TN 37205	**Same**	**129-15-0-078.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CAROL F. KRAU,** as the surviving joint tenant with a right of survivorship, hereinafter referred to as "Grantor" (Stephen Douglas Krau, husband, having passed away on the 18th day of August, 2023), does hereby remise, release and forever quitclaim unto **CAROL KRAU, Trustee and her successors in trust of the Mountain Melody Trust, dated November 26, 2024**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section 1 West Meade Highlands, as of record in Plat Book 3700, pages 69 & 70, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed to STEPHEN DOUGLAS KRAU and CAROL F. KRAU, dated August 15, 1990, and recorded in Record Book 8177, Page 867, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 6809 Highland Park Drive, Nashville, TN 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 26th day of November, 2024.

CAROL F. KRAU, Grantor

State of Tennessee)
County of Williamson)

On this 26th day of November, 2024, before me personally appeared CAROL F. KRAU, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of November, 2024.

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2025

Notary's Signature

Seal

My commission expires: _____

Certificate of Authenticity

I, Robin J. Gordon, 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 exact copy of the original document executed and authenticated according to law on 11/26/2024.

Affiant Signature

November 26, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th Day of November, 2024.

Notary Signature

My Commission Expires: 7/3/28.
Notary Seal (if on paper)

