Karen Johnson Davidson County
Batch# 1326141 DEEDQC
09/23/2025 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0076035

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 23, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Jenni Nicole Kremer Trust
523-A Basswood Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
090 11 013.00 1.00

QUITCLAIM DEED

Jenni Nicole Kremer ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Jenni Nicole Kremer Trust**, dated September 23, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Erin Emma Milstead**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 23, 2025**.

Jenni Nicole Kremer

Erin Emma Milstead

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jenni Nicole Kremer and Erin Emma Milstead**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 23, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of Homes at 523 Basswood Ave, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 523 Basswood Ave, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180525-0050364 and as amended in Instrument No. 20200203-0011933, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 523 Basswood Ave, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180525-0050364 and as amended in Instrument No. 20200203-0011933, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jenni Nicole Kremer, Unmarried Woman, from Brian Tremlett, Married, by deed of record in Instrument No. 20200203-0011934, Register's Office for Davidson County, Tennessee, as corrected in Scrivener's Affidavit of record in Instrument No. 20200221-0019260, in the Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 523-A Basswood Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 September 23, 2025.

Affiant Signature

9/23/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
September 23, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028