Karen Johnson Davidson County
Batch# 1340323 DEEDQC
10/30/2025 01:52:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20251030-0086537

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to:
Covius Settlement Services, LLC, 2001 NE 46th Street, STE 25, Kansas City, MO, 64116

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Patrick O. Kraus	Patrick O. Kraus	61-11-190.00
1102 Eastdale Avenue	1102 Eastdale Avenue	
Nashville, TN 37216	Nashville, TN 37216	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(3)(E)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, PATRICK O. KRAUS, divorced-not remarried, and CHERYL LYNN HOLT, formerly known as CHERYL L. KRAUS, divorced-not remarried, hereinafter referred to as "Grantor", whose mailing address is: 1031 N Crescent Heights Blvd, #2C, Los Angeles, CA 90046, does hereby convey, transfer, remise, release, relinquish and quitclaim unto PATRICK O. KRAUS, a single man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1102 Eastdale Avenue, Nashville, TN 37216, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet front of Lot 122 on the Map of Eastdale Place, of record in Plat Book 547, Pages 29 and 30, Register's Office for said County.

Said part of Lot No. 122 fronts 50 feet on the southerly side of Eastdale Avenue and runs back 170 feet to a dead line and shows 48 feet 2 inches on said dead line.

Tax ID No.: 61-11-190.00

Being the same property conveyed to Patrick O. Kraus and Cheryl L. Kraus, herein by deed recorded August 28, 2018 as Instrument No. 20180828-0085257, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1102 Eastdale Avenue, Nashville, TN 37216.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

This deed is pursuant to a Dissolution of Marriage in Case No. 22STFL00742.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22ND day of October, 20 25.

PATRICK O. KRAUS

STATE OF TN

COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PATRICK O. KRAUS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 22ND day of October, 20 25.

Notary Public

My Commission expires: My Commission Expires May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of October, 2025.

Cheryl Lynn Holt FKA Cheryl L. Kraus

CHERYL LYNN HOLT, formerly known as
CHERYL L. KRAUS

STATE OF CA

COUNTY OF Los Angeles

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ~~CHERYL LYNN HOLT, formerly known as~~ CHERYL L. KRAUS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of October, 2025.

Notary Public
My Commission expires: 6-11-2028

STEPHANIE ANN IADEVAIA-DOLATRE
Notary Public - California
Los Angeles County
Commission # 2491676
My Comm. Expires Jun 11, 2028

See Acknowledgment on next page

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 10-17-2025 before me, Stephanie Ann Tadevaia-Dolatre,
(insert name and title of the officer) Notary Public

personally appeared Cheryl L. Kraus,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

STEPHANIE ANN TADEVAIA-DOLATRE
Notary Public - California
Los Angeles County
Commission # 2491676
My Comm. Expires Jun 11, 2028

Quitclaim Deed

Clear Form Print Form

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

PATRICK O. KRAUS

State of TN County of Davidson

Subscribed and sworn to before me this 22ND day of October, 2025.

Notary Public

My Commission expires: My Commission Expires May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

True Copy Certification

I, Rhonda Hammond, 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 10-22-2025 (date of document).

Rhonda Hammond

Affiant Signature

10-30-2025

Date

State of Missouri County of Clay

Sworn to and subscribed before me this 30 day of October, 2025.

Tami N Esteban

Notary's Signature

MY COMMISSION EXPIRES: 7/22/2026

TAMI N. ESTEBAN
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 7/22/2026
Commission #13132737