THIS INSTRUMENT PREPARED BY:
Reli Settlement Solutions, LLC
6727 Heritage Business Ct. #712
Chattanooga, TN 37421

Address New Owner(s)
Jason Kloess
2004 Franklin Avenue
Nashville, TN 37206

Send Tax Bills To:
Jason Kloess
2004 Franklin Avenue
Nashville, TN 37206

Map & Parcel Nos.:
83 6 L 1.00 CO

Davidson County DEEDQC
Recvd: 06/13/17 09:55 3 pgs
Fees:17.00 Taxes:0.00
20170613-0059101

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, Jason Kloess, an unmarried man("Grantor") does hereby quitclaim and convey unto **Jason Kloess and Price Kloess as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

SITUATE IN DAVIDSON COUNTY, TENNESSEE

Unit No. 2006-A on the Plan of Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140313-0020933, Register's Office for Davidson COunty, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Townhomes at 2006 Franklin Avenue, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140313-0020938, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

SUBJECT TO Restrictive Covenants set out in Instrument Nos. 20140313-0020933 and 20140313-0020938, in the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
SUBJECT TO Easement recorded in Book 6121, page 31.
SUBJECT TO Any governmental zoning and subdivision ordinances or regulations in effect thereon.

FOR PRIOR TITLE, See deed to Jason Kloess dated 01/23/2015 and recorded 01/26/2015 in Instrument No. 20150126-0007133, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **2004 Franklin Avenue, Nashville, Tennessee 37206.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of June, 2017.

Jason Kloess

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is $0.

AFFIANT (Agent)

Subscribed and sworn to before me, this 6 day of June, 2017

NOTARY PUBLIC

My Commission Expires:
10-7-19

JAMI GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Jami Gilbert, a Notary Public in and for said state and county, Jason Kloess, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6 day of June, 2017

NOTARY PUBLIC

My Commission Expires:
10-7-19

JAMI GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tonia Beuerlein, do hereby make oath that I am a Licensed Attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE

COUNTY OF HAMILTON

Personally appeared before me, **Vanessa Shropshire**, a Notary Public in and for said state and county, **Tonia Beuerlein**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13 **day of** June, **2017**.

NOTARY PUBLIC

My Commission Expires: 10-3-18

VANESSA SHROPSHIRE
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY