This Instrument is prepared by:
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

Karen Johnson Davidson County
Batch# 440990 DEEDQC
07/21/2020 08:30:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200721-0079692

QUITCLAIM DEED

Address of New Owner:
Jason Kleve
3339 Hamberton Cir.
M'Boro, TN 37128

Send Tax Bills to:
NEW OWNER
3339 Hamberton Cir.
M'Boro, TN 37128

Map-Parcel:
131-3-018 (Tract 1)
&
117-07-0J-019.00-CO
(Tract 2)

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Gloria Kleve, unmarried,** does hereby quitclaim and transfer to **Jason Kleve, an unmarried man**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Tract 1

Land in Davidson County, Tennessee, being part of Lot Nos. 5 and 6 on the Plan of the Subdivision of Phoebe Nicholson Heirs Property, of record in Minute Book "J", Page 293, Chancery Court at North Nashville and part of Lot No. 65 on the Plan of George W. Blair Revised Subdivision of Belmont Park Place, of record in Book 421, Pages 118 and 119, Register's Office for said County, and being Lot No. 6 in George T. Hicks unrecorded subdivision described according to a survey by Clyde D. Anderson, dated September1, 1952 as follows: Beginning in northerly margin of Warfied Drive, 84.77 feet west of the northwest corner of Warfield Drive and Lone Oak Road, said point being the corner of Lots 5 and 6; thence with the line between said lots northwardly 107.75 feet to the South line on Lot No. 4; thence with the south line of said lot, westwardly 43.8 feet to the southwest corner of Lot No. 4; thence with the south line of said lot, northwardly 78 feet to the southerly line of Lot No. 3; thence westwardly 27.2 feet to the corner of Lot Nos. 6 and 7; thence with the line between said lots, southwesterly 186 feet to the northerly margin of Warfield Drive; thence with said line, eastwardly 71 feet to the point of beginning.

Being the same property conveyed to Gloria Kleve and Jason Kleve, wife and husband, by Warranty Deed from Elizabeth P. Lawhon, unmarried, dated 02/13/2015, of record in Instrument No. 20150218-0014133, said Register's Office.

Tract 2

A certain condominium located in Davidson County, being Unit No. 2051, of Kingsbridge Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Kingsbridge Condominiums, of record in Book 7105, Page 777, as amended in Book 7457, Page 15, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with the percentage interest in the common elements and voting percentage as set forth in said

Master Deed.

Being the same property conveyed to Gloria Kleve, unmarried and Jason Kleve, unmarried, as joint tenants, with rights of survivorship, by Warranty Deed from Richard A. Schultz and wife, Rebecca A. Schultz, dated 01/22/2015, of record in Instrument No. 20150126-0007127, said Register's Office.

****This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed****

This is improved property known as: **1802 Warfield Dr., Nashville, TN 37215 (Tract 1) and 2051 Lombardy Avenue, Nashville, TN 37215 (Tract 2)**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 16th day of July, 2020

Gloria Kleve
Gloria Kleve

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Gloria Kleve, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 16th day of July, 2020.

Vanessa E Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission expires: 8/22/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Danny L Potts
Affiant

Subscribed and sworn to before me under oath this 16th day of July, 2020.

Vanessa E Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 8/22/22