Karen Johnson Davidson County
Batch# 451207 DEEDQC
08/06/2020 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200806-0087197

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant
Subscribed and sworn to before me, this 30 day of July, 2020.

Notary Public
My commission expires: 11/27/22

Address of New Owner:	Send Tax Bills to:	Tax Information:
Russell H. Smith & Alexander W. Klein	F & M Bank	092-09-4M-002.00-CO
414 B 36th Avenue North	P.O. Box 451	
Nashville, TN 37209	Clarksville, TN 37041-0451	

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Robert N. Klein, married,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Russell H. Smith, unmarried and Alexander W. Klein, unmarried,** hereinafter the Grantee, all his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit B of Homes at 414 36th Avenue North, a Horizontal Property Regime with Private Elements 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 Declaration of Covenants, Conditions and Restrictions establishing Homes at 414 36th Avenue North of record in Instrument No. 20160815-0084757, 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 to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Robert N. Klein, a married man, Russell H. Smith, a single man and Alexander W. Klein, a single man by Warranty Deed from Peter J. Connerth, unmarried of record in Instrument No. 20180626-0061238, Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 26, 2018. (Value of consideration shown in aforementioned deed $520,000.00.)

Subject property is not the subject property of the grantor, nor the grantor's spouse.

This property is improved property known as 414 B 36th Avenue North, Nashville, TN 37209

Witness my hand this 20 day of July, 2020.

Robert N. Klein

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert N. Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 20 day of July, 2020.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 11/21/20

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

