Karen Johnson Davidson County
Batch# 466490 DEEDQC
08/31/2020 08:33:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200831-0098136

Map E Group 2 Parcel 1

This Instrument Prepared By & Return to:
George M. Johnson, PC
Attorney at Law
215 High Lea Road
Brentwood, TN 37027

Parcel ID: 081020E00100CO
New Owner - Send Tax Bills:
RegalShire Guardian, LLC
Trustee for The 2407A Dowlan Street
Revocable Living Trust

This instrument was prepared from information supplied by the parties without the benefit of a title search, for which the preparer assumes no responsibility. No boundary survey was made at the time of this conveyance with the legal description being the same as the previous deed of record.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MATTHEW KLOOSTER, GRANTOR, has this day bargained and sold and does hereby transfer and convey unto, REGALSHIRE GUARDIAN, LLC, TRUSTEE OF THE 2407A DOWLAN STREET REVOCABLE LIVING TRUST, GRANTEE, its heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to wit:

> Land situated in Davidson County, Tennessee, being Unit 2407A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2407 Dowlan Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160107-0001826. in the Register's Office of Davidson County, Tennessee with Play attached as Exhibit "b" to which Master Deed reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Matthew Klooster by Warranty Deed from TBC Development, LLC, dated July 24, 2018, of record in Instrument No. 20180730-0073878, of the Register's Office for Davidson County, Tennessee.
>
> Being also known as 2407A Dowlan Street, Nashville, TN 37208.

The Trustee, RegalShire Guardian, LLC, is a Wyoming limited liability company.

IN WITNESS WHEREOF the said Grantor hereunder set this hand the day, month and year first above written.

MATTHEW KLOOSTER, GRANTOR

STATE OF WYOMING)
COUNTY OF LARAMIE)

Personally appeared before me, the undersigned, a Notary Public in and for said State, MATTHEW KLOOSTER, the within named bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 11 day of August 2020.

MICHELE CALLAHAN - NOTARY PUBLIC
County of Laramie — State of Wyoming
My Commission Expires November 18, 2023

NOTARY PUBLIC - Title and Rank

My Commission Expires NOV. 18, 2023

STATE OF TENNESSEE)
COUNTY OF W. Williamson)

The actual consideration or value, whichever is greater for this transfer, is $ -0- .

Affiant

Subscribed and sworn to before me, this 19th day of August, 2020.

SHARON PETTY — NOTARY PUBLIC — STATE OF TENNESSEE — MAURY COUNTY — My Commission Expires 02-25-21

NOTARY PUBLIC

My commission expires