Box 10A

This Instrument Prepared By and Return To:
J. Greg Hardeman, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 543114 DEEDQC
12/29/2020 10:33:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201229-0154008

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Lawrence H. Kloess IV 5309 Pennsylvania Avenue Nashville, TN 37209	Same	09107045900

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **LAWRENCE H. KLOESS, III, TRUSTEE AND KAREN B. KLOESS, TRUSTEE OF THE LAWRENCE H. KLOESS III REVOCABLE LIVING TRUST DATED JANUARY 2, 1998** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **LAWRENCE H. KLOESS IV, UNMARRIED,** his heirs and assigns, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No.1210, Block 34, as shown on the map entitled Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence H. Kloess, III, Trustee and Karen B. Kloess, Trustee of the Lawrence H. Kloess, III Revocable Living Trust dated January 2, 1998 by Warranty Deed from 5301 Pennsylvania, LLC, a Tennessee a Tennessee Limited Liability Company, dated August 11, 2017, filed of record on August 14, 2017, in Instrument No. 20170814-0083210, Register's Office for Davidson County, Tennessee.

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

This improved property is known as: 5309 Pennsylvania Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28 day of December, 2020.

Lawrence H. Kloess III Revocable Living Trust

By: _____
Lawrence H. Kloess III, Trustee

Lawrence H. Kloess III Revocable Living Trust

By: _____
Karen B. Kloess, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of aforesaid county and state, personally appeared Lawrence H. Kloess III and Karen B. Kloess with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the trustees of Lawrence H. Kloess III Revocable Living Trust Dated January 2, 1998, the within named bargainor, and that themselves as trustees, further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and seal on this 28 day of December, 2020.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28 day of December, 2020.

Notary Public

My Commission Expires: _____