QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 592261 DEEDQC
03/15/2021 02:42:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210315-0034123

R-SB-PB-21-1021

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lawrence Kleuser, III and Daryl Kleuser	new owners	
(NAME)	(NAME)	**083-01-0-236.00**
1053 Patterson Drive		
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE KLEUSER, III, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAWRENCE KLEUSER, III AND DARYL KLEUSER, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of The Map Entitled Petway's Subdivision of Lot No.7 of Hobson Property of record in Plat Book 2, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence P. Kleuser, unmarried by Warranty deed from Hilary Boland n/k/a Hilary Lorrain and Michael S. Lorrain, husband and wife of record in Instrument No. 20161206-0127730 Register's Office for Davidson County, Tennessee, dated December 01, 2016 and recorded on December 06, 2016.

Lawrence P. Kleuser is one and the same as Lawrence Kleuser, III.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **1021 Petway Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 12 day of March, 2021.

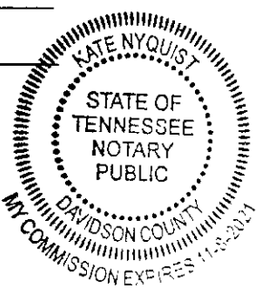
Lawrence Kleuser, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212