STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ ZERO

Affiant

Sworn to and subscribed before me this 8th day of July, 2021.

Notary Public

Karen Johnson Davidson County
Batch# 673570 DEEDQC
07/08/2021 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210708-0092452

This Instrument Prepared by:
Wagner Oehler Ltd.
Legal & Title Services
Alyssa K. Jere
1801 Greenview Dr SW
Rochester, MN 55902
507-288-5567

TAMARA RENEE SCROGGINS
Notary Public-Minnesota
My Commission Expires Jan. 31, 2024

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Keara Kleinfeldt, Trustee Jason Klug, Trustee 3170 Scanlan Lane NE Rochester, MN 55906	Same	Map 91-07 Parcel 352

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, **Keara B. Kleinfeldt and Jason R. Klug, married to each other** ("Grantor"), does this day transfer, quitclaim and convey unto Jason R. Klug and Keara B. Kleinfeldt, as Trustees of the Jason R. Klug and Keara B. Kleinfeldt Joint Revocable Trust dated June 25, 2021, and any amendments thereto ("Grantee") all of its interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080703-0068907, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 5104 Michigan Townhomes, a Horizontal

Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080703-0068907, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lisa Friedland and Susan Henderson, by deed from Christi Williams, unmarried, of record in Instrument #20070301-0025423, said Register's Office.

This conveyance is subject to all matters appearing in Declaration of Covenants, Conditions and Restrictions of record in Instrument #20080703-0068907, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantors herein.

Said property has the address of Unit B of 5104 Michigan Ave., Nashville, TN 37209 (the "Property");

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

IN WITNESS WHEREOF We have hereunto set our hand on this 25th day of June, 2021.

Keara B. Kleinfeldt

Jason R. Klug

STATE OF MINNESOTA
COUNTY OF OLMSTED

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Keara B. Kleinfeldt and Jason R. Klug, married to each other**, 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 within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Rochester, Minnesota this 25th day of June, 2021.

Notary Public

ALYSSA KAY JERDE
Notary Public
State of Minnesota
My Commission Expires
January 31, 2022

My Commission Expires: _____

Derivation Clause

The instrument constituting the source of the Grantor's interest in the foregoing described property was a Warranty Deed recorded under Instrument No. 20080728-0076794 on July 28, 2008 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Alyssa K. Jerde, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/25/2021 (date of document).

Alyssa K. Jerde
Affiant Signature

July 1, 2021
Date

State of Minnesota

County of Olmsted

Sworn to and subscribed before me this 1st day of July, 2021.

Dana Guderian
Notary's Signature

MY COMMISSION EXPIRES: 1-31-2023

NOTARY'S SEAL

