THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 809582 DEEDQC 02/22/2022 02:54:17 PM 3 pgs Fees: $17.00 Taxes: $0.00 20220222-0020121 This Quitclaim Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 **RONALD J. KLEIN, JR., AFFIANT** Subscribed and sworn to before me, this 8th day of February, 2022. **Notary Public** My Commission Expires: 5/9/23 JULIA FRANKS LOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ronald John Klein, Jr., and Margarietha Louiza Klein, Co-Trustees 5104 Stone Mountain Ct Nashville, TN 37211	New Owner	Parcel ID: 172-06-0A-043.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RONALD J. KLEIN, JR.** and **MARGARIETHA L. BRYANT now known as MARGARIETHA L. KLEIN**, husband and wife (collectively as "Grantor"), do hereby quitclaim, transfer and convey unto **RONALD JOHN KLEIN, JR. and MARGARIETHA LOUIZA KLEIN,** Co-Trustees of the Klein Joint Revocable Trust, created July 1, 2021, its successor and assigns, all my right, title and interest in certain real property in **Davidson County**, **Tennessee** known as **5104 Stone Mountain Court, Nashville, TN 37211**, fully and particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of the Final Plat of Mountain View, Section 2, of record in Plat Book 9700, Pages 656 and 657, 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 Ronald J. Klein, Jr. and Margarietha L. Bryant, both unmarried, by Warranty Deed from Michael Thomas Street and wife, Bonnie Bivins Street, of record in Instrument No. 20140102-0000178, Register's Office for Davidson County, Tennessee.

Margarietha L. Bryant and Margarietha L. Klein being one and the same person.

This conveyance is subject to (1) taxes which have been prorated and assumed by Grantee; (2) all restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; and (6) all applicable governmental and zoning regulations.

This is improved property known as 5104 Stone Mountain Court, Nashville, TN 37211.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 8th day of February, 2022.

RONALD J. KLEIN, JR., GRANTOR

MARGARIETHA L. BRYANT NOW KNOWN AS MARGARIETHA L. KLEIN, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Julia Franks Loyd, Jr., Notary Public of the state and county aforesaid, **RONALD L. KLEIN**, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 8th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 5/9/23

JULIA FRANKS LOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Julia Franks Loyd, Notary Public of the state and county aforesaid, **MARGARIETHA L. BRYANT NOW KNOWN AS MARGARIETHA L. KLEIN**, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 8th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 5/9/23

JULIA FRANKS LOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON