Karen Johnson Davidson County
Batch# 916257 DEEDQC
09/13/2022 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220913-0102216

Prepared by:
Gordon Law Group, PLC
49 Music Sq. W., Ste. 505
Nashville, TN 37203

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 13 day of Sept, 2022.

Notary Public

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Kleros, LLC 49 Music Square West Ste 205 Nashville, TN 37203	Same	119-05-0/180.00

QUITCLAIM DEED

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 CONSIDERATIONS, THE RECIPET OF WHICH IS HEREBY ACKNOWLEDGED.

Jason Dodge,

HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY HIS INTEREST UNTO

Kleros, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CCERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 9 on the Map of Re-subdivision of Block Numbers 23 and 24 and parts of Blocks 26 and 27, Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot Number 9 fronts 50 feet on the Southerly side of Elberta Street and runs back between parallel lines with the Westerly margin of Burbank Avenue 180 feet to an alley.

Being the same property conveyed to Ryan D. Arnett and Jason Dodge, by Deed from HSBC Bank USA filed of record 03/24/2008, in Instrument No. 20080324-0029052, Register's Office for Davidson County, Tennessee.

This is improved property known as **301 Elberta Street, Nashville, TN 37210**.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13 day of September 2022.

By: **Jason Dodge**
Grantor

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 13 day of September, 2022.

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires 1-6-2025

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 9-13-2022 (date of document).

Affiant Signature

9-13-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026