THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

Karen Johnson Davidson County
Batch# 971404 DEEDQC
02/16/2023 08:43:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230216-0011185

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
KLR Realty, LLC 12211 Old Hickory Blvd. Hermitage, Tennessee 37076	KLR Realty, LLC 12211 Old Hickory Blvd. Hermitage, Tennessee 37076	043-01-016100

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The preparer makes no warranties or representations regarding the status of title to the property.

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ROBERT R. HENDERSON, and KAJANA HENDERSON, Husband and Wife, and LILITPAT KOBSOMBUT, hereinafter the Grantors, by these presents do hereby quitclaim, transfer and convey unto KLR REALTY, LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RE-SUBDIVISION OF PART OF LOTS L & K ON THE PLAN OF W. P. READY SUBDIVISION OF THE THORNTON TRACT, WHICH IS OF RECORD IN PLAT BOOK 5190, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT R. HENDERSON, AND KAJANA HENDERSON, HUSBAND AND WIFE, AND LILITPAT KOBSOMBUT BY QUITCLAIM DEED FROM ROBERT R. HENDERSON AND KAJANA KORPSOMBAT OF RECORD IN INSTRUMENT NUMBER 20200124-0008916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS CORRECTED IN A SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20200805-0086467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 301 Sarver Avenue, Madison, Tennessee 37115.

This instrument and the interest hereby quitclaimed and conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, We have hereunto set our hands on this the 13 day of February 2023.

ROBERT HENDERSON

KAJANA HENDERSON

LALITPAT KOBSOMBUT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT R. HENDERSON, KAJANA HENDERSON and LILITPAT KOBSOMBUT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged that they each executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this 13th day of February 2023.

GREG HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

My Commission Expires: 5/7/2024

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

AFFIANT

Sworn to and subscribed before me, this 13th day of February 2023.

GREG HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

My Commission Expires: 5/7/2024