QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-26-2025
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1023159 DEEDQC
07/06/2023 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230706-0051715

THIS INSTRUMENT WAS PREPARED BY
Hunter B. Thrasher, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: HBT-2023-1

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KLS Partners, a Tennessee general partnership	Same as owner	071-11-0-112.00
(NAME) 1743 Arrowhead Blvd.	(NAME)	
(ADDRESS) Maryville, TN 37801	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 are hereby acknowledged, **KLS Holdings, LLC**, a Tennessee limited liability company (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **KLS Partners**, a Tennessee general partnership (the "**Grantee**"), its successors and assigns, all its right, title, and interest in that certain property in Nashville County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Easterly one-half of Lot No. 32 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 32 fronts 50 feet on the Northerly side of Marshall Avenue and runs back between parallell lines, 150 feet to an alley.

Being the property conveyed to KLS Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Donald B. Sloan, an unmarried man of record in Instrument no. 20200513-0049762 Register's Office for Davidson County, tennessee, dated April 30, 2020 and recorded on May 13, 2020.

This is improved property located at 329 Marshall Street, Nashville, TN 37207.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 1st day of July 2023.

GRANTOR:
KLS Holdings, LLC, a Tennessee limited liability company

By: Donald B. Sloan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Donald B. Sloan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Donald B. Sloan is President of KLS Holdings, LLC, a Tennessee limited liability company, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

WITNESS my hand, at office, this 1st day of July 2023.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

TRUE COPY CERTIFICATION

I, Hunter Thrasher, 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 July 6, 2023.

Signature
Date: July 6, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 6th day of July, 2023 personally appeared before me, a notary public for the State aforesaid, Hunter Thrasher, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025