Karen Johnson Davidson County
Batch# 1110472 DEEDQC
03/13/2024 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240313-0017302

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

X Adam Klenk
AFFIANT

Subscribed and sworn to before me
this 12th day of March, 2024.

Wesley Blow
NOTARY PUBLIC
My Commission Expires: _____

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-25
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
905 Fatherland LLC
911 Halcyon Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map 082-16, Parcel 186.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Adam Klenk, a married man,** hereby quitclaims, transfers and conveys all of his undivided right, title and interest to the hereinafter described property to **905 Fatherland LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Barrow's Addition to "Edgefield" of record in Chancery Court Book 1, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adam Klenk by Warranty Deed from Brad D. Williams, an unmarried man, and Brian A. Courtney, an unmarried man, of record in Instrument No. 20200122-0007698, Register's Office for Davidson County, Tennessee.

This property has been used for investment purposes only and has never been the marital residence of the Grantor.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property known as 905 Fatherland Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of March, 2024.

X Adam Klenk

Adam Klenk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

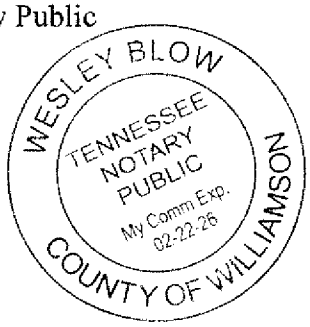
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Adam Klenk, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 12th day of March, 2024.

Wesley Blow

Notary Public

My Commission Expires:_____



Certificate of Authenticity

I, Alicia Hamilton, 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 March 12, 2024.

Date

Affiant Signature

3-12-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of March, 2024.

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)