QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1114908 DEEDQC
03/25/2024 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240325-0020588

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 THE 25th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason & Kathryn Kloess	**Same as New Owner**	
(NAME)	(NAME)	
2004 Franklin Ave		**083060L00100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JASON KLOESS, A MARRIED MAN, AND PRICE KLOESS, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **JASON KLOESS AND WIFE, KATHRYN KLOESS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 2006-A on the Plan of Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140313-0020933, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Townhomes at 2006 Franklin Avenue, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140313-0020933, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jason Kloess, an unmarried man, by Warranty Deed from HoneyBee Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20150126-0007133, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Kloess and Price Kloess, as joint tenants with right of survivorship by Quitclaim Deed from Jason Kloess, an unmarried man, of record in Instrument No. 20170613-0059101, in the Register's Office for Davidson County, Tennessee.

The said Jason Kloess, having since married the herein named Grantee, Kathryn Kloess. The said Price Kloess, does hereby affirm that said property has never been his primary marital residence.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 2004 Franklin Avenue, Nashville, Tennessee 37206.

Witness my hand this the 25 day of march, 2024.

Jason Kloess

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jason Kloess**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purpose herein contained.

Witness my hand, at office, this 25th day of March, 2024.

Notary Signature
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Witness my hand this the 21 day of Mar, 2024.

Price Kloess

Price Kloess

STATE OF Alabama

COUNTY Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Price Kloess**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purpose herein contained.

Witness my hand, at office, this 21st day of March, 2024.

Notary, Signature
My commission expires:

SHAWN MARIE DAVIS
Notary Public, Alabama State at Large
My Commission Expires August 24, 2026

RETURN TO:
Jason Kloess
2004 Franklin Ave
Nashville, TN 37206

True Copy Certification

I, **Megan Paulus,** 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 this the 25th day of March, 2024.

Affiant Signature
Date 3/25/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

