Karen Johnson Davidson County
Batch# 1152366 DEEDQC
06/28/2024 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048678

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Suzanne M. Klochany, Trustee, 105 Gilman Avenue, Nashville, TN 37205 | New owner | 129-08-0-103.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George Alan Klochany and Suzanne Marie Klochany, husband and wife**, by these presents does hereby quitclaim and convey **one-half interest** unto, **Suzanne M. Klochany, Trustee, Suzanne M. Klochany Revocable Trust, dated 01/09/08**, its successors, representatives, and assigns, their rights, title and one-half interest in and to the following described tract of land in **Davidson** County, Tennessee:

**Being part of Lot No. 30 of Block "G" on the second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 71 and 72. Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning on the southerly margin of Gilman Avenue at the corner of Lots Nos. 29 and 30; thence with the line between said two lots southwardly 199.87 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots Nos. 2 and 1, westwardly 109.43 feet to a point 5.5 feet east of the corner of Lots 30 and 31; thence northwardly 197.8 feet to the southerly margin of Gilman Avenue, at the corner of Lots Nos. 30 and 31; thence with said Avenue eastwardly 99.86 feet to the beginning.**

**Being the same property conveyed to George Alan Klochany and Suzanne Marie Klochany, husband and wife, by Warranty Deed from 105 Gilman LLC, a Tennessee Limited Liability Company, dated 02/29/2024 and recorded 03/04/2024.**

**Being also known as 105 Gilman Avenue, Nashville, TN 37205.**

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 27th day of June, 2024.

Collette Jolley
Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of June, 2024.

George Alan Klochany

**George Alan Klochany**

Suzanne Marie Klochany

**Suzanne Marie Klochany**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, **George Alan Klochany and Suzanne Marie Klochany**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON



202406280048678

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 27, 2024**.

Affiant Signature

June 27, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25