This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1191061 DEEDQC
10/08/2024 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241008-0078099

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Price Mentzel Kloess, Trustee
Margaret Garcia, Trustee
803 A Washington Avenue
Nashville, TN 37206

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 8th day of October, 2024.

NOTARY PUBLIC
My Commission Expires: 6/2[illegible]

SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Map/Parcel:
083-07-1C-001.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Price Mentzel Kloess, a married man**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Price Mentzel Kloess and Margaret Garcia, Trustees of the Kloess Family Revocable Living Trust dated October 8, 2024,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of

Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances 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.

WITNESS our hands this 8th day of October, 2024.

Price Mentzel Kloess

Price Mentzel Kloess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Price Mentzel Kloess**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2024.

Notary Public
My Commission Expires: 6-27-26

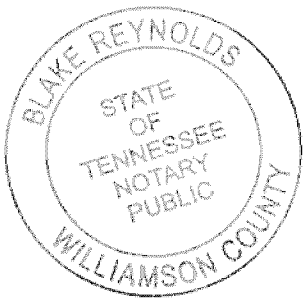


Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Unit 803 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 803 Washington Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 201912300134180 being shown on plat attached thereto as Exhibit "B" in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Price Mentzel Kloess, a married man, by deed from Bolder Development LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210125-0010295, dated January 20, 2021, and recorded January 25, 2021 said Register's Office.

This property is commonly known as 803 A Washington Avenue, Nashville, TN 37206.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/8/24 (date of document).

Affiant Signature

10/8/24
Date

State of Tennessee
County of WILLIAMSON

Sworn to and subscribed before me this 8th day of October, 2024.

Notary's Signature

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 10/22/26