This instrument prepared by:
Murfree, Goodman & Rosado, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From information furnished by the parties
No title exam requested or performed.

Karen Johnson Davidson County
Batch# 1218297 DEEDQC
12/19/2024 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241219-0098626

Name and Address of New Owner:
KLS Holdings, LLC
1743 Arrowhead Blvd.
Maryville, TN 37801

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel: 071-11-0-112.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

IN ORDER TO PERFECT TITLE IN THE GRANTEE, the undersigned, **KLS PARTNERS, a Tennessee general partnership**, does hereby transfer, convey and quitclaim unto **KLS HOLDINGS, LLC, a Tennessee limited liability company**, its successors and assigns, forever, all of its right, title, claim and interest in the following described real estate situated in **Davidson County**, Tennessee, to-wit:

> 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 parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to KLS Partners, a Tennessee general partnership, by Quitclaim Deed dated July 1, 2023, of record in Instrument No. 20230706-0051715, Register's Office for Davidson County, Tennessee.
>
> This is IMPROVED property known as 329 Marshall Street, Nashville, Tennessee 37207.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR AND/OR GRANTEE. THE PREPARE MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED REAL PROPERTY, NOR ANY MATTER EXCEPT TO THE VALIDITY OF THE FORM OF THE DEED.

WITNESS OUR HAND on this the 25 day of November, 2024.

KLS PARTNERS
a Tennessee general partnership

By: _____
Donald Bradley Sloan, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, **Donald Bradley Sloan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Partner of **KLS PARTNERS, a Tennessee general partnership** and as such Partner executed the foregoing instrument for the purposes therein contained and acknowledged the instrument to be the free act and deed of the partnership.

WITNESS MY HAND and official seal at my office on this 25 day of November, 2024.

_____
Notary Public
My commission expires: 9-16-2028

RICARDO GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

KLS PARTNERS
a Tennessee general partnership

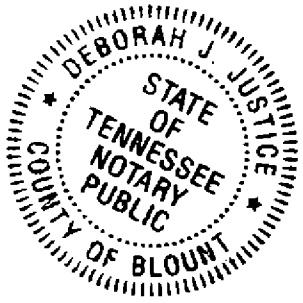
By: _____
Brittany Sloan, Partner

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, a Notary Public in and for said State and County, **Brittany Sloan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Partner of **KLS PARTNERS, a Tennessee general partnership** and as such Partner executed the foregoing instrument for the purposes therein contained and acknowledged the instrument to be the free act and deed of the partnership.

WITNESS MY HAND and official seal at my office on this 2 day of Dec., 2024.

Deborah J. Justice
Notary Public
My commission expires: 11-22-2027



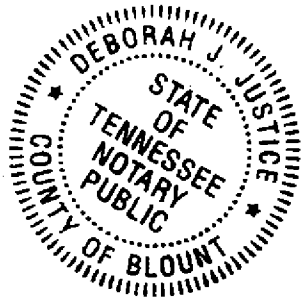
STATE OF TENNESSEE
COUNTY OF Blount

I hereby swear or affirm that the actual consideration for this transfer is NONE.

_____
Affiant

Sworn to and subscribed before me,
this 2 day of Dec., 2024.

Deborah J. Justice
Notary Public
My commission expires: 11-22-2027



Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 12-2-24 (date of document).

Affiant Signature

12-19-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19th day of Dec, 2024.

Notary's Signature

My Commission Expires: 9-16-2028

Notary's Seal:

RICARDO GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028