Karen Johnson Davidson County
Batch# 1218300 DEEDQC
12/19/2024 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241219-0098633

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.

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: 072-13-OR-001.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

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

> Being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Inga Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160614-0060096, and 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 Donald B. Sloan, an unmarried man, by Warranty Deed dated May 4, 2020, of record in Instrument No.20200519-0051564, Register's Office for Davidson County, Tennessee.
>
> This is IMPROVED property known as 2432 Inga Street, Nashville, Tennessee 37206.

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 Grantor herein makes oath that the above described property has never been used by Grantor nor Grantor's spouse as their principal residence or homestead.

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 MY HAND on this the 25 day of November, 2024.

DONALD B. SLOAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the aforesaid, **Donald B. Sloan,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

Sworn to and subscribed before me,
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

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