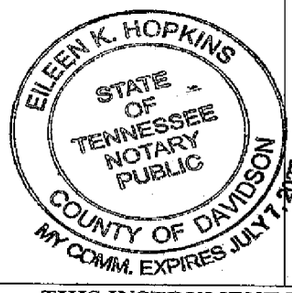
Karen Johnson Davidson County
Batch# 1264856 DEEDWARR
04/24/2025 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20250424-0031724

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $840,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of April, 2025 Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Bloyd and William Bradley Bloyd	New owner	091-07-0-459.00
5309 Pennsylvania Avenue	5309 Pennsylvania Ave	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAWRENCE H. KLOESS, IV, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW BLOYD, UNMARRIED, AND WILLIAM BRADLEY BLOYD, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1210, Block 34 as shown on the Map entitled Plan No 2 of West Nashville, of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence H. Kloess, III, trustee and Karen B. Kloess, Trustee of the Lawrence H. Kloess III Revocable Living Trust Dated January 2, 1998 by Warranty Deed from 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170814-0083210 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

Being the same property conveyed to Lawrence H. Kloess IV, unmarried by Quitclaim Deed from Lawrence H. Kloess, III, trustee and Karen B. Kloess, Trustee of the Lawrence H. Kloess III Revocable Living Trust Dated January 2, 1998 of record in Instrument No. 20201229-0154008 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on December 29, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5309 Pennsylvania Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of April, 2025.

Lawrence H Kloess IV

Lawrence H. Kloess, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

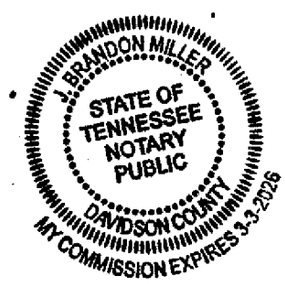
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lawrence H. Kloess, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument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

Witness my hand and seal this 23rd day of April, 2025.

Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, George Mudter, 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 April 23, 2025 (date of document).

Affiant Signature

4/24/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027