Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: H. Edward and Kimberly Kleine
Address: 2812 Kenway Rd.
Nashville
State: TN Zip Code: 37215

Map and Parcel ID #: 117-13-69

Karen Johnson Davidson County
Batch# 1275758 DEEDQC
05/20/2025 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250520-0039712

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a H. Edward Kleine, III and Kimberly G. Kleine, a married couple, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Herman Edward Kleine, III and Kimberly Graves Kleine, Trustees of the H. Edward and Kimberly Kleine Revocable Living Trust dated May 7, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Woodmont Estates Number 2, as of record in Book 1130, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack G. Elder and wife, Betty Jane Elder by Quitclaim deed from Brenda J. Fisher of record in Book 8664, page 350, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All Rollback Taxes are the responsibility of the Grantor; (3) All restrictions of record; (4) All easements of record; (5) All visible easements; (6) All matters appearing on the plan of record; (7) All applicable governmental and zoning regulations.

This is improved property known as 2812 Kenway Rd. Nashville, TN 37215

Being same property conveyed in Instrument 20000317-0027685

Kimberly Graves Kleine
Grantor's Signature

Hermon Edward Kleine III
Grantor's Signature

Kimberly Graves Kleine
Grantor's Name

Hermon Edward Kleine III
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Kimberly Kleine~~ & Hermon Kleine whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of May, 2025

Notary Public

My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 7th day of May, 2025

Notary Public
My Commission Expires: 11/8/27

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 5/7/25 (date of document).

Affiant Signature

5/7/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

