Karen Johnson Davidson County
Batch# 1295230 DEEDQC
07/08/2025 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250708-0053730

QUITCLAIM DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Larry Kloess, IV and Haleigh Sport	SEND TAX BILLS TO: **Same New Owner**	MAP / PARCEL NUMBER (S) 160-04-0B-002.00
(NAME) **5225 Kincannon Drive**	(NAME) **5225Kincannon Drive**	
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Nashville, TN 37220**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

LAWRENCE HERMAN KLOESS, III, A MARRIED MAN

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

LARRY KLOESS, IV AND HALEIGH SPORT, HUSBAND AND WIFE

THEIR HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 5225 on the Plan of HOMES AT 5223 AND 5225 KINCANNON DRIVE, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5223 and 5225 Kincannon Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240402-0023166, and see Attorney's Certificate of record in Instrument No. 20240403-0023502, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 5223 and 5225 Kincannon Drive, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20240402-0023166, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Larry Herman Kloess III, a married man, by Warranty Deed from Timothy L. Bennett, a married man, of record in Instrument No. 20250416-0029073, in the Register's Office of Davidson County, Tennessee, dated April 15, 2025, and recorded on April 16, 2025. Larry Herman Kloess III is one and the same person as Lawrence Herman Kloess, III.

AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is improved property known as: 5225 Kincannon Drive Nashville, TN 37220.

Witness our hands this the 27 day of June, 2025

Lawrence Herman Kloess, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence Herman Kloess, III, the within named bargainor, 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, this the 27 day of June, 2025

Notary Public
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Pam Autry, 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 **June 27, 2025**.

Date

Affiant Signature

June 27, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **June**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)