REGISTER'S USE ONLY:

Karen Johnson
Batch # 1332492
10/10/2025 09 13 47 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251010-0081034

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00 Exempt Transfer Pursuant to TCA 67-4-409

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 1st DAY OF October, 2025

BRIAN LEWIS STATE OF TENNESSEE NOTARY PUBLIC SEAL COUNTY OF DAVIDSON

NOTARY PUBLIC
COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd , Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Ronald J Klein, Jr and Margarietha Louiza Klein, Co-Trustees
5104 Stone Mountain Court
Nashville, TN 37211

NEW OWNER:
Ronald J Klein, Jr and Margarietha Louiza Klein, Co-Trustees
5104 Stone Mountain Court
Nashville, TN 37211

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T C A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA)

This indenture is made and entered into this 1st day of October, 2025 ("EFFECTIVE DATE") between RONALD J KLEIN, JR AND MARGARIETHA L KLEIN, husband and wife (hereinafter referred to as "GRANTOR") and RONALD J KLEIN, JR AND MARGARIETHA LOUIZA KLEIN, Co-Trustees of the Klein Joint Revocable Trust created July 1, 2021 (hereinafter referred to as "GRANTEE")

For and in consideration of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property

Land in Davidson County, Tennessee and being Lot No 53 on the Plan of the Final Plat of Mountain View, Section 2, as shown on a map of record in Plat Book 9700, Pages 656 and 657, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description

Being the same property conveyed to Ronald J Klein, Jr and Margarietha L Bryant by Warranty Deed from Michael Thomas Street and wife Bonnie Bivins Street dated December 27, 2013 and filed January 2, 2014 of record in Instrument No 20140102-0000178, Register's Office for Davidson County, Tennessee

And being the same property conveyed to Ronald J Klein, Jr and Margarietha Louiza Klein, Co-Trustees of the Klein Joint Revocable Trust created July 1, 2021, by Quitclaim Deed from Ronald J Klein, Jr and Margarietha L Bryant now known as Margarietha L Klein dated February 8, 2022 and filed February 22, 2022 of record in Instrument No 20220222-0020121, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Ronald J Klein, Jr and Margarietha L Bryant, husband and wife, by Quitclaim Deed from Ronald J Klein, Jr and Margarietha Louiza Klein, Co-Trustees of the Klein Joint Revocable Trust created July 1, 2021 dated 10-01, 2025 and filed Oct. 10, 2025 of record in Instrument No 20251010-0081032, Register's Office for Davidson County, Tennessee

TAX PARCEL # 172-06-0A-043 00CO

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of 5104 Stone Mountain Court, Nashville, TN 37211

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control

The above-described property is the same property contained in the prior deed and no new survey is available

In Witness Whereof, Grantor has set its hand(s) the 1st day of October, 2025

RONALD J KLEIN, JR

MARGARIETHA L KLEIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared RONALD J KLEIN, JR AND MARGARIETHA L KLEIN, husband and wife, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained Witness my hand and seal at office in the aforesaid state and county this 1st day of October, 2025

SEAL

BRIAN LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
COMMISSION EXPIRES 7/2/2029