Karen Johnson Davidson County
Batch# 1332520 DEEDQC
10/10/2025 09:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251010-0081066

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Lawrence Kleuser, III 1021 Petway Avenue Nashville, Tennessee 37206	New Owner(s)	083-01-0-236.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Daryl Kleuser, an unmarried woman**, by these presents do hereby quitclaim and convey unto **Lawrence Kleuser, III, an unmarried man,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of The Map Entitled Petway's Subdivision of Lot No.7 of Hobson Property of record in Plat Book 2, Page 42, 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 Lawrence P. Kleuser, unmarried by Warranty Deed from Hilary Boland n/k/a Hilary Lorrain and Michael S. Lorrain, husband and wife of record in Instrument No. 20161206-0127730 Register's Office for Davidson County, Tennessee, dated December 01, 2016 and recorded on December 06, 2016.

Being the same property conveyed to Lawrence Kleuser, III and Daryl Kleuser, husband and wife by Quitclaim Deed from Lawrence Kleuser, III, married of record in Instrument No. 20210315-0034123 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 15, 2021.

Being also known as 1021 Petway Avenue, Nashville, Tennessee 37206.

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Multnomah

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2 day of October, 2025.

Affiant

My commission expires: (Affix Seal) 07/15/2028

Notary Public

OFFICIAL STAMP
STEPHANIE MARIE HIGGINS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1049922
MY COMMISSION EXPIRES JULY 15, 2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2 day of October 2025.

Daryl Kleuser

STATE OF OREGON
COUNTY OF Multnomah

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

Witness my hand and seal 2 day of October 2025.

Notary Public

My Commission Expires: 07/15/2028

OFFICIAL STAMP
STEPHANIE MARIE HIGGINS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1049922
MY COMMISSION EXPIRES JULY 15, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 9. 2025.

Affiant Signature

10th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

