Name and Address of New Owner:
Klint Aaron Ruud and Todd Christopher Reynolds
2912 Twin Lawn Dr.
Nashville, TN 37214

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1341746 DEEDQC
11/03/2025 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0087575

This Instrument Prepared By:
Venture Law, PLLC/lgh
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 096 14 0 081.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KLINT AARON RUUD, A MARRIED MAN, AND TODD CHRISTOPHER REYNOLDS, A MARRIED MAN, JOINT TENANTS,** "the Grantors," convey and quitclaim unto **KLINT AARON RUUD, A MARRIED MAN, AND TODD CHRISTOPHER REYNOLDS, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 752 on the Plan of Cloverhill, Section No. IX, of record in Plat Book 2331, page 44, as amended in Book 2487, page 431, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Klint Aaron Ruud, an unmarried man, and Todd Christopher Reynolds, a married man, by Warranty Deed from Robert Jason Williams, a single man, dated 12/4/2020, recorded 12/11/2020, and of record at Instrument No. 20201211-0145210, Register's Office for Davidson County, Tennessee.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202511030087575

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 31st day of October, 2025.

(SEAL)
KLINT AARON RUUD

(SEAL)
TODD CHRISTOPHER REYNOLDS

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2025, before me personally appeared Klint Aaron Ruud and Todd Christopher Reynolds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2025.

Notary Signature
My commission expires: 5/8/2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of ~~October,~~ November 2025.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 10/31/2025.

Date

Affiant Signature

11/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of November, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)