Karen Johnson Davidson County
Batch # 1397687 DEEDQC
03/26/2026 11:45:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260326-0024086

Prepared By:

Robert J. Kleinfeldt, Esq.
Kleinfeldt Law LLC
390 N. Orange Ave., Suite 2300
Orlando, FL 32801
(407) 630-1636

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
5104B Michigan LLC	Same	Map 91-07 Parcel 352
116 Agnes Road, Suite 200		
Knoxville, TN 37919		

THIS QUITCLAIM DEED, dated as of March 24, 2026

BY

Jason R. Klug and Keara B. Kleinfeldt, as Trustees of the Jason R. Klug and Keara B. Kleinfeldt Joint Revocable Trust dated June 25, 2021, with an address of 3170 Scanlan Lane NE, Rochester, MN 55906,

as Grantor,

5104B Michigan LLC, a Tennessee limited liability company, with an address of 116 Agnes Road, Suite 200, Knoxville, TN 37919,

as Grantee,

WITNESSETH, that the Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sells, remises, releases, conveys and confirms unto the Grantee, and the successors and assigns of the Grantee forever,

ALL the right, title, interest, and claim which the Grantor has in and to the following described parcel of land, located in **Davidson County, Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit B of 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080703-0068907, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The

easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080703-0068907, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Jason R. Klug and Keara B. Kleinfeldt, as Trustees, of The Jason R. Klug and Keara B. Kleinfeldt Joint Revocable Trust dated June 25, 2021, of record in Instrument #20210708-0092452, said Register's Office.

This conveyance is subject to all matters appearing in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080703-0068907, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

Said property has an address of Unit B of 5104 Michigan Ave., Nashville, TN 37209 (the "Property");

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This deed was prepared without the benefit of title insurance.

IN WITNESS WHEREOF, we have hereunto set our hand on this 24 day of March, 2026.

Signed, Sealed and Delivered

in presence of

The Jason R. Klug and Keara B. Kleinfeldt Joint Revocable Trust dated June 25, 2021 by:

JASON R. KLUG, as Trustee

KEARA B. KLEINFELDT, as Trustee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of March, 2026, by Jason R. Klug and Keara B. Kleinfeldt, as Trustees of the Jason R. Klug and Keara B. Kleinfeldt Joint Revocable Trust dated June 25, 2021, Grantors, who are personally known to me or have produced drivers license as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on March 24, 2026.

Kerry Kysylyczyn
NOTARY NAME PRINTED or STAMPED

Kerry Kysylyczyn
Notary Public
Minnesota
My Commission Expires 01/31/2027

Derivation Clause

The Instrument constituting the source of the Grantor's interest in the foregoing described property was a Quit Claim Deed recorded under Instrument No. 20210708-0092452 on July 8, 2021, in the Register's Office of Davidson County, Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10 .

Affiant

Subscribed and sworn before me, this 24 day of March, 20 26

Notary

Kerry Kysylyczyn
Notary Public
Minnesota
My Commission Expires 01/31/2029