Karen Johnson
Batch # 1408867
04/21/2026 08:40:08 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDWARR
4 pgs

20260421-0032504

WARRANTY DEED

MAIL RECORDED DEED TO:

MARGARET A. CRONIN
BRIDGEVIEW LEGAL ADVISORS, PLLC
601 CARLSON PARKWAY, SUITE 1050
MINNETONKA, MN 55305

OWNER (SEND TAX BILLS TO):

BARBARA J. KLINKHAMMER, TRUSTEE
JOSEPH E. KLINKHAMMER, TRUSTEE
12087 100TH STREET E.
NORTHFIELD, MN 55057

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA J. KLINKHAMMER, a married woman, joined by her spouse, JOSEPH E. KLINKHAMMER (herein, "Grantor"), whose address is 12087 100th Street E., Northfield, MN 55057, hereby sells, transfers and conveys to BARBARA J. KLINKHAMMER AND JOSEPH E. KLINKHAMMER, TRUSTEES, or any successors in trust, under the BARBARA J. KLINKHAMMER REVOCABLE TRUST dated December 10, 2025 and any amendments thereto (herein, "Grantee"), whose address is 12087 100th Street E., Northfield, MN 55057, all of Grantor's undivided one-half (1/2) interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7840 Kemberton Drive W., Nashville, TN 37135

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 186040B02100CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 10th day of December, 2025.

GRANTOR:

Barbara J. Klinkhammer

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barbara J. Klinkhammer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/31/30

BARBARA L NAFSTAD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/30

GRANTOR:

Joseph E. Klinkhammer

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph E. Klinkhammer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/31/30

BARBARA L NAFSTAD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/30

OATH OF CONSIDERATION

STATE OF Minnesota
COUNTY OF Hennepin

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

Barbara J. Klinkhammer Revocable Trust dated December 10, 2025

Barbara J. Klinkhammer, Trustee

BARBARA L NAFSTAD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/30

Subscribed and sworn to under oath before me, this 10th day of December, 2025 by Barbara J. Klinkhammer, as Trustee of Barbara J. Klinkhammer Revocable Trust dated December 10, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/31/30

Grantee:

Barbara J. Klinkhammer Revocable Trust dated December 10, 2025

Joseph E. Klinkhammer, Trustee

Subscribed and sworn to under oath before me, this 10th day of December, 2025 by Joseph E. Klinkhammer, as Trustee of Barbara J. Klinkhammer Revocable Trust dated December 10, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/31/30

BARBARA L NAFSTAD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/30

EXHIBIT A

[Legal Description]

Being Unit No. 21 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No.20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20230731-0058929 on July 31, 2023.

PIN NO: 186040B02100CO

STREET ADDRESS:

7840 Kemberton Drive W., Nashville, TN 37135

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

25-101912 (AB)