Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Kleiner Family Community Property Trust dated August 18, 2026 4806 Wyoming Avenue Nashville, TN 37209	**Map/Parcel 103 03 0 158.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **John F. Kleiner and Stephanie S. Kleiner, husband and wife** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The Kleiner Family Community Property Trust dated August 18, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4806 Wyoming Avenue, Nashville, TN 37209.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 18th day of August, 2026.

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Karen Johnson Davidson County
Batch # 1463032 DEEDQC
08/25/2026 09:34:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260825-0078550

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 18th day of August, 2026.

John F. Kleiner

Stephanie S. Kleiner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN F. KLEINER AND STEPHANIE S. KLEINER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 18th day of August, 2026.

Notary Public

My Commission Expires:
1/11/2030

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot(s) 707, Block 34, as shown on the map entitled Charlotte Park Co. 1st Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John F. Kleiner and Stephanie S. Kleiner, husband and wife, by deed of record as Instrument Number 20160628-0065666, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.