Karen Y Johnson Davidson County
Batch# 183269 DEEDQC
01/14/2019 08:52:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190114-0003355

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this Quitclaim Deed.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8th day of January, 2019.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Protection Properties LLC 1510 Cahal Avenue Nashville, TN 37206	New Owner	072-15-0D-002.00- CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kenneth Kisinger and Wife, Sinoch Kisinger** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey urto **Protection Properties LLC**, their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly describedas follows:

Land in Davidson County, Tennessee, being Unit "B" as described in the Declaration of Covenants, Conditions and Restrictions for Cahal/Burns Avenue Townhomes, a Planned Unit Development with Private Elements, as recorded in Instrument No. 20130401-0031814, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to Capital Homes LP by deed from Michael C. Tinsley and Mickey Tinsley, as joint tenants with right of survivorship, of record as Instrument No. 20120731-0067335, dated July 30, 2012, said Register's Office. Also being a portion of the same property conveyed to Capital Homes, LP by deed from Rosemary Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20120723-0064676, dated July 20, 2012, said Register's Office.

This conveyance is subject all matters shown on the plan of record in Instrument No. 20130308-0023402; Grant of Easement of record as Instrument No. 20130409-0035120; Declaration of Covenants, Conditions, and Restrictions for Cahal/Burns Avenue Townhomes, a Planned Unit Development with Private Elements, including but not limited to, easements, assessments, special assessments, charges and liens, of record as Instrument No. 20130401-0031814, said Register's Office, and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to KENNETH KISINGER AND WIFE, SINOCH KISINGER by Warranty Deed from WE, CAPITAL HOMES LP, A TENNESSEE LIMITED PARTNERSHIP of record in Instrument No. 20131022-0110051 Register's Office for Davidson County, Tennessee, dated October 21, 2013, recorded on October 22, 2013.

This is improved property known as 2005 Cahal Avenue, Nashville, TN 37206

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2019.

BY: Kenneth Kisinger

BY: Sinoch Kisinger

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kenneth Kisinger and Sinoch Kisinger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020