Karen Johnson Davidson County
Batch# 472762 DEEDQC
09/09/2020 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200909-0102856

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to:
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

Order Number: FTBREF19186161

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Casey Keller, a married man, who acquired title without marital status, herein joined by his spouse Kasey S. Hagan,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Casey Keller and Kasey S. Hagan, husband and wife, as joint tenants with rights of survivorship,** whose address is 1433 14th Avenue S., Nashville, TN 37212, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:
Land in Davidson County, Tennessee, being Unit A of 1429 14th Ave South Townhomes, as shown of record in the declaration of covenants, conditions and restrictions recorded in Instrument No. 20131007-0105324, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.
Being the same property conveyed to Casey keller by Warranty Deed from KEE Capital Group, LLC, dated April 29, 2014, recorded on April 30, 2014 as Instrument 20140430-0036207.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 105050F00100CO
Street address of property: 1433 14th Avenue S., Nashville, TN 37212
Prior Instrument Reference by which Grantor(s) acquired title: as Instrument 20140430-0036207 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Casey Keller & Kasey S. Hagan, 1433 14th Avenue S., Nashville, TN 37212

Signed this 4 day of SEPTEMBER, 2019.

Signature of Grantor:

Casey Keller

Kasey S. Hagan

STATE OF Tennessee, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 4th day of September, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Casey Keller and Kasey S. Hagan**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires
April 2, 2024

AMY C PRICE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 1433 14th Avenue S., Nashville, TN 37212
Tax Parcel: 105050F00100CO

Oath of Consideration

I or we, CASEY KELLER, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 4 day of SEPTEMBER, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 4th day of September, 2019

Amy C. Price
Notary Public

My Commission Expires
April 2, 2024

AMY C PRICE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: FTBREF19186161

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit A of 1429 14th Ave South Townhomes, as shown of record in the declaration of covenants, conditions and restrictions recorded in Instrument No. 20131007-0105324, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Casey keller by Warranty Deed from KEE Capital Group, LLC, dated April 29, 2014, recorded on April 30, 2014 as Instrument 20140430-0036207.

APN: 105050F00100CO

Commonly known as: 1433 14th Avenue S., Nashville, TN 37212

True Copy Certification

I, CHERI HACKETHAL , do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for the County and State, CHERI HACKETHAL , who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2023
Notary Seal (if on pager)

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573