Karen Johnson Davidson County
Batch# 816073 DEEDQC
03/04/2022 02:07:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220304-0025149

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is
$ 0.00
Michelle Kesner, Affiant
Subscribed and sworn before me this the
4 Day of March, 2022.
Brandi Wise, Deputy Register

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JANUARY, 2022

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kasa Capital LLC	Kasa Capital LLC	081-02-4F-005.00
(NAME)	(NAME)	
2128 24th Ave N	2128 24th Avenue N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michelle S. Kesner and Michael Kesner, husband and wife** , hereinafter called the Grantor(s), have quitclaimed unto **Kasa Capital LLC,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5, as shown on the plat attached as Exhibit B to the Declaration of Covenants,Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory N. Wyrick unmarried by deed from Buena Vista Partners, a Tennessee General Partnership, dated 9-26-19 of record in Instrument #20191004-0101720, Register's Office for said County.

Being the same property conveyed to Michelle S. Kesner and Michael Kesner, husband and wife by deed from Gregory N. Wyrick unmarried of record in Instrument #20220121-0008299, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2128 24th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 29th day of January, 2022.

Michelle S. Kesner

Michael Kesner

State of Tennessee
County of Davidson

Personally appeared before me Michelle S. Kesner and Michael Kesner, husband and wife , with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2022.

Notary Public Mallik Sagarad
My Commission Expires: 9/21/2024

MALLIK SAGARAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Sep 21, 2024
COUNTY OF WILLIAMSON

RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 11
Murfreesboro, TN 37130

File No.: 2580