Prepared by and returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 829286 DEEDQC
03/28/2022 08:44:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220328-0035099

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Kaela Kreysa and Robert Hardy Dyar, Jr. 129 Rains Avenue Nashville, TN 37203	New Owner	105-07-0-274.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Kaela Kreysa, a married woman,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **Kaela Kreysa and Robert Hardy Dyar, Jr., wife and husband,** hereinafter called **"GRANTEES,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, bring Lot No. 1 on the Final Plat of Rains Avenue Property, as shown on plat of record in Plat Book 9700, page 487, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kaela Kreysa, an unmarried woman by Warranty Deed from Loleta A. Lockridge, now known as Loleta A. Key, married, of record in Instrument No. 20150309-0020064, dated March 4, 2015, said Register's Office.

The undersigned, Robert Hardy Dyar, Jr., spouse of Kaela Kreysa, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

This is "**Improved**" property known as **129 Rains Avenue, Nashville, TN 37203**. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title

search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of March 2022.

Grantor:

Kaela Kreysa

Kaela Kreysa

Grantor:

Robert Hardy Dyar, ~~Jr.~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Kaela Kreysa,** the within named 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 21st day of March, 2022.

Notary Public

My commission expires: 2/26/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Robert Hardy Dyar, Jr.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2022.

Notary Public

My commission expires: 2/26/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 21st day of March, 2022.

Notary Public

My Commission Expires: 2/26/23

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY