(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

WARRANTY DEED

Karen Johnson Davidson County
Batch# 889545 DEEDWARR
07/15/2022 12:40:29 PM 2 pgs
Fees: $13.00 Taxes: $3,385.50
20220715-0081525

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of ~~Rutherford~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Ann M. Vandervoort
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024

(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
Franklin Equity, LLC	New Owner	081-02-4F-005.00
(NAME)	(NAME)	
3122 Brimstead Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kasa Capital LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Franklin Equity, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and 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 Michelle S. Kesner and Michael Kesner, wife and husband, by deed from Gregory N. Wyrick, dated 01-12-2022, of record in Instrument #20220121-0008299, Register's Office for said County.

Further being the same property conveyed to Kasa Capital LLC by Quitclaim Deed from Michelle S. Kesner and Michael Kesner, wife and husband, dated 01-29-2022 and recorded 03-04-2022 in Instrument No. 20220304-0025149, Register's Office for said County.

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)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 8th day of July, 2022.

KASA CAPITAL, LLC

_____, Member

Michelle S. Kesner

, Member

_____

Michael A. Kesner

, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8TH day of July, 2022, within my jurisdiction, the within named Michelle S. Kesner and Michael A. Kesner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Members of Kasa Capital LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed they executed the above and foregoing instrument, after first having been duly authorized by said Tennessee corporation/limited liability company so to do.

WITNESS my hand and seal this 8th day of July, 2022.

_____

Notary Public Judy Reed

My Commission Expires: 11-22-25

File No.: 2715

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD