WARRANTY DEED

Karen Johnson Davidson County
Batch# 909337 DEEDWARR
08/29/2022 12:03:40 PM 3 pgs
Fees: $18.00 Taxes: $2,401.30

20220829-0097220

File No. EY-22-2972

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 2.8.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kasa Capital, LLC, a Tennessee limited liabilty company	Same	
(NAME)	(NAME)	071-14-0E-027.00-CO
64 Fern Avenue, Unit 5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Shai Ben Nun and Melissa Chen, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kasa Capital, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 27 of Sky at Fern, a horizontal property regime with private elements, established pursuant to the Declaration of covenants, conditions and restrictions establishing Sky at Fern, a Horizontal property regime, of record in Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Richard Chase and Janet Chase, husband and wife by Warranty deed from Eight-Nine King Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190329-0028805 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on March 29, 2019.

Being the same property conveyed to RJ Corry Properties, LLC, a Pennsylvania limited liability company by Quit Claim deed from Richard Chase and Janet Chase, husband and wife of record in Instrument No. 20190603-0052556 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 03, 2019.

Being the same property conveyed to Shai Ben Nun and Melissa Chen, a married couple by Warranty deed from RJ Corry Properties, LLC, a Pennsylvania limited liability company of record in Instrument No. 20210611-0079034 Register's Office for Davidson County, Tennessee, dated June 08, 2021 and recorded on June 11, 2021.

This is property more commonly known as 64 Fern Avenue, Unit 5, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 22nd day of August, 2022.

Shai Ben Nun

Melissa Chen

STATE OF CALIFORNIA
COUNTY OF San mateo

On this 22nd day of August, 2022, before me personally appeared Shai Ben Nun and Melissa Chen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2022.

Amy L Palmer
Notary Signature
My commission expires: 09-03-2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On August 22nd, 2022 before me, Amy L. Palmer Notary Public
(insert name and title of the officer)

personally appeared Shai Ben Nun and Melissa Chen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amy L Palmer (Seal)

AMY L. PALMER
Notary Public - California
Contra Costa County
Commission # 2253030
My Comm. Expires Sep 3, 2022

JURAT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ~~Contra Costa~~ San Mateo

Subscribed and sworn to (or affirmed) before me on this 22nd day of August 2022, by Shai Ben Nun and Melissa Chen,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Amy L. Palmer

AMY L. PALMER, NOTARY PUBLIC
For the State of California
Contra Costa County Commission: 2253030
Commission Expiration: September 3, 2022

AMY L. PALMER
Notary Public - California
Contra Costa County
Commission # 2253030
My Comm. Expires Sep 3, 2022

OPTIONAL INFORMATION:

TITLE/TYPE OF DOCUMENT: Warranty deed