Karen Johnson Davidson County
Batch# 1007480 DEEDWARR
05/25/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20230525-0039433

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $670,000.00 Affiant Subscribed and sworn to before me, this 12th day of May 2023. Notary Public My commission expires:
(Notary Stamp)	

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Caroline Hayes Cassity	New Owner	**091-01-0R-001.00-CO**
6123 A Louisiana Avenue	Property	
Nashville, NT 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MKLA Real Estate LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Caroline Hayes Cassity, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Wilson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, as established by Declaration of Protective Covenants Conditions and Restrictions for 6123 Louisiana Avenue Cottages, a Townhouse Planned Unit Development, record in Instrument No. 20181220-0123942, and being shown on Plat attached thereto as Exhibit "B" in the 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 MKLA Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Kenneth Premo, a married man of record in Instrument No. 20200313-0028412 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 13, 2020.

This is improved property known as **6123 A Louisiana Avenue, Nashville, TN 37209**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Wilson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of May 2023.

MKLA Real Estate LLC, a Tennessee Limited Liability Company

BY: _____
Scott Louderback, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, **Scott Louderback**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **MKLA Real Estate LLC, a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as **Sole Member**.

Witness my hand and official seal this 11th day of May, 2023.

_____
Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 23-001012-524

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **5/11/23**.

Date

Affiant Signature

5/11/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026