Karen Johnson Davidson County
Batch# 1207702 DEEDWARR
11/21/2024 02:26:30 PM 6 pgs
Fees: $33.00 Taxes: $2,756.50
20241121-0091184

THIS INSTRUMENT PREPARED BY:
ROBERT G. MOORE, JR.,TN BPR NO. 035854
MOORE LAW FIRM, PLLC
POST OFFICE BOX 1990
514 EAST WALDRON STREET
CORINTH, MISSISSIPPI 38835
(662) 286-9505

RETURN TO:
ROBERT G. MOORE, JR.,TN BPR NO. 035854
MOORE LAW FIRM, PLLC
POST OFFICE BOX 1990
514 EAST WALDRON STREET
CORINTH, MISSISSIPPI 38835
(662) 286-9505

GRANTOR(S) ADDRESS:
Casabella Properties, Inc.
73 CR 262
Iuka, Mississippi 38852
662-415-6606

GRANTEE(S) ADDRESS:
Derrick Karsky, Kendra Karsky, Janel Karsky, and Dean Karsky
2403 Jefferson Street Unit A
Nashville, Tennessee 37208

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the sufficiency and receipt of all of which is hereby acknowledged, **CASABELLA PROPERTIES, INC.**, (hereinafter referred to as the "Grantor"), by these presents does hereby convey and warrant unto **DERRICK KARSKY, KENDRA KARSKY, JANEL KARSKY,** and **DEAN KARSKY** (hereinafter referred to as the "Grantees"), their successors and assigns, as tenants in common, all Grantor's right, title and interest in and to that 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. "D" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107 and amended in Instrument No. 20200129-0010709, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CASABELLA PROPERTIES, INC, a MISSISSIPPI CORPORATION, by deed from YI MING WANG and PAI YING GAO of record in Instrument No. 20230228-0014294, dated February 16, 2023, and recorded on February 28, 2023, in said Register's Office.

The ad valorem taxes for the current year on the above described property have been prorated as of the date of transfer and Grantees assume and agree to pay the same when due.

This is improved property known as: **2403 Jefferson St Unit A, Nashville, Tennessee 37208**.

IN WITNESS WHEREOF, **CASABELLA PROPERTIES, INC.,** has caused its corporate name to be subscribed hereto on the 1st day of November, 2024, ***on the following pages***.

CASABELLA PROPERTIES, INC.

By: _____
Scotty R. Casabella, Jr., President

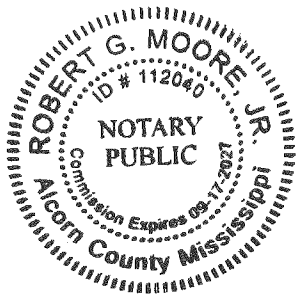
STATE OF MISSISSIPPI
COUNTY OF ALCORN

PERSONALLY appeared before me, the undersigned authority, in and for the said County and State, within my jurisdiction, the within named, SCOTTY R. CASABELLA, JR., who acknowledged that he is the President of CASABELLA PROPERTIES, INC., and that for and on behalf of the said corporation, and as its act and deed, he signed, sealed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office this the 1st day of November, 2024.

_____
NOTARY PUBLIC

My Commission Expires:



CASABELLA PROPERTIES, INC.

By: _____
Patti Casabella, Secretary

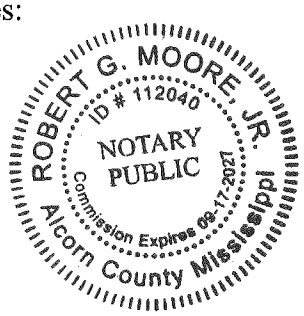
STATE OF MISSISSIPPI
COUNTY OF ALCORN

PERSONALLY appeared before me, the undersigned authority, in and for the said County and State, within my jurisdiction, the within named, PATTI CASABELLA, who acknowledged that she is the Secretary of CASABELLA PROPERTIES, INC., and that for and on behalf of the said corporation, and as its act and deed, She signed, sealed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office this the 15th day of November 1, 2024.

_____
NOTARY PUBLIC

My Commission Expires:



STATE OF Tennessee
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $745,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 6 day of November, 2024.

Notary Public

My commission expires: 12/22/25

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

MAIL TAX NOTICES TO: NEW OWNERS

NAME AND ADDRESS OF PROPERTY OWNERS:

Derrick Karsky, Kendra Karsky,
Janel Karsky, and Dean Karsky
2403 Jefferson Street Unit A
Nashville, Tennessee 37208

True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 11-1-2024

Affiant Signature

Date: 11-1-2024

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of November, 2024.

Notary Signature

My Commission Expires: 05-24-2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY