WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221871 DEEDWARR
12/31/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20241231-0101350

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. EY-24-8384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(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
Simon Kvasnyuk and Elena Kvasnyuk	New owner	
(NAME) 5909A Carl Place	(NAME) 11017 19th Ave. SW	091-06-3R-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Seattle, WA 98146	
(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, **4Can Investments, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Simon Kvasnyuk and Elena Kvasnyuk, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5909 Carl Place, a Horizontal Property Regime With Private Elements of record as Instrument No. 20221201-0125923 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 a portion of the same property conveyed to 4Can Investments, LLC by Warranty deed from Music City Holdings, LLC of record as Instrument Number 20210824-0114402, Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 24, 2021.

This is property more commonly known as 5909A Carl Place, Nashville, TN 37209

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 20th day of December, 2024.

4Can Investments, LLC, a Tennessee Limited Liability Company

By: _____

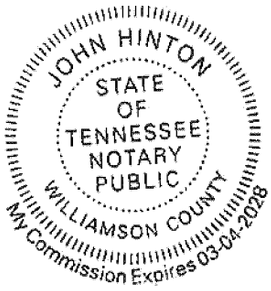
Victor Michael Cannata, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Victor Michael Cannata**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Sole Member of **4Can Investments, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

Witness my hand and seal, at office in FRANKLIN, TN, this 20th day of December, 2024.

_____
Notary Signature
My commission expires:_____



Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 20, 2024**.

Affiant Signature

December 31, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

31st day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires