Karen Johnson
Batch # 1227840
01/17/2025 09 35 03 AM
Fees $13 00 Taxes $3,977 50

Davidson County
DEEDWARR
2 pgs

20250117-0003892

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To	Map-Parcel No
Margaret McWhorter and Adam T Plaza 5203 Elkins Avenue Nashville, TN 37209	NEW OWNER	091-15-0-125 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Eric Anthony Tesdahl and Carissa Joy Cascio, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Adam T. Plaza and Margaret McWhorter, husband and wife** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 5203 Elkins Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being a part of Block No 12 on the Plan of Realty Savings Bank and Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Additions, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by John B Kohl, III, dated September 27, 1989, as follows

Beginning at a point in the southerly margin of Elkins Avenue, 50 feet Westerly from the Southwest corner of 52nd Avenue North (also known as 11th Street) and Elkins Avenue, thence running in a Southerly direction and parallel to 52nd Avenue North, 200 feet to a point, thence in a Westerly direction and parallel with Elkins Avenue, 50 feet to a point, thence in a Northerly direction, 200 feet to the southerly margin of Elkins Avenue, thence in an Easterly direction along Elkins Avenue, 50 feet to the point of beginning

Being the same property conveyed to Eric Anthony Tesdahl and Carissa Joy Cascio, husband and wife by Warranty Deed from Gene Thomas Waguespace, Jr and Dia Rose Waguespack, husband and wife, of record in Instrument No 20190402-0029479, Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 02, 2019

This conveyance is subject to all restrictions, easements and planning documents of record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 10 day of January, 2025.

Eric Anthony Tesdahl

Carissa Joy Cascio

STATE OF KANSAS

COUNTY OF DOUGLAS

On this 10 day of January, 2025, before me personally appeared Eric Anthony Tesdahl and Carissa Joy Cascio, 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 10 day of January, 2025.

Notary Signature
My commission expires: 7-12-2027

TIFFANY DIANE SMART
Notary Public, State of Kansas
My Appointment Expires
7-12-2027

AFFIDAVIT OF VALUE

STATE OF KANSAS)
COUNTY OF DOUGLAS)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,075,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

ERIC ANTHONY TESDAHL Carissa Joy Cascio
AFFIANT

Sworn to and subscribed before me this 10 day of January, 2025

Notary Public
My commission expires 7-12-2027

TIFFANY DIANE SMART
Notary Public, State of Kansas
My Appointment Expires
7-12-2027