Karen Johnson Davidson County
Batch# 1256093 DEEDQC
04/03/2025 03:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250403-0025531

THIS INSTRUMENT PREPARED BY:
Alexia L. Norris, Esq.
Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, MO 64112

Please return to:
Jason Nash
First American Title
1100 Main, Suite 1900
Kansas City, MO 64105
NCS-1252839-KCTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Baron Property, LLC 15720 W. 108th St., Lenexa, KS 66219	Baron Property, LLC 15720 W. 108th St., Lenexa, KS 66219	Map 091 00 0 028.00

STATE OF KANSAS)

COUNTY OF JOHNSON)

The actual consideration for this transfer is $0.00.

QUITCLAIM DEED

Effective March 31, 2025 for and in consideration of One ($1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KCG, Inc.**, an Arizona corporation, "GRANTOR", by these presents do hereby quitclaim and convey all right, title, and interest, unto **Baron Property, LLC,** a Kansas limited liability company, "GRANTEE".

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE AP ART HEREOF.

This is improved property known as 1710 61st Avenue N, Nashville, 1N 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

STATE OF Kansas)
COUNTY OF Johnson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

~~Affiant~~ James W. Bedsworth, Jr.

Subscribed and ~~sworn~~ to ~~before~~ me this 21st day of March, 2025.

Notary Public Sarah Borkowski

My Commission Expires: 4/28/26

SARAH BORKOWSKI
Notary Public
State of Kansas
My Appt. Expires 4-28-26

[*Signature Page Follows.*]

IN WITNESS WHEREOF, Grantor has executed this ~~Special Warranty Deed~~ Quit Claim Deed this 21 day of March, 2025.

KCG, INC.,
an Arizona corporation

By: _____
Name: James W. Bedsworth, Jr.
Title: Authorized Person

STATE OF Kansas)
)
COUNTY OF Johnson)

Personally appeared before me, a notary public in and for the state and county aforementioned, James W. Bedsworth, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Person of KCG, Inc., an Arizona corporation, the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as James W. Bedsworth, Jr..

WITNESS my hand and seal at office in Lenexa, KS, on this the 21st day of March, 2025.

_____
Notary Public Kathleen M. Heldenbrand
My Commission Expires: 4-13-2028

KATHLEEN M. HELDENBRAND
My Appt. Exp. 4-13-28

RETURN TO:
Polsinelli PC
Attn: Alexia Norris, Esq.
900 W. 48th Place, Suite 900
Kansas City, MO 64112

EXHIBIT A

DESCRIPTION OF PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Beginning at the Southwest corner of the lot heretofore conveyed to the Nashville, Chattanooga and St. Louis Railway by the Nashville Land Improvement Company, by Deed of record in Book 221, page 278, of the Register's Office of Davidson County, Tennessee; this point being an iron stake in the east margin of 61st Avenue (formerly Depot Street); thence, with the south boundary line of said lot, south 48 deg. 52 minutes East, 390 feet to an iron stake, being the southeast corner of said railway lot; thence south 40 deg. 21 minutes West, 432.3 feet to an iron stake; thence north 62 deg. 10 minutes West, 297.5 feet to an iron stake on the east margin of 61st Avenue (Depot Street) and including within the property, north of and adjoining on this line, a 25 foot street, and thence with the east margin of 61st Avenue (formerly Depot Street), north 29 deg. 15 minutes East, 511.9 feet to the beginning point.

Being the same property conveyed to KCG, Inc. by Deed from Rew Group, Inc. of record in Book ✱, Page ____, in the Register's Office of Davidson County, Tennessee.

✱ 20250403-0025455

CERTIFICATE OF AUTHENTICITY

I, JASON NASH, do hereby make oath that I am 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 the 31st day of March, 2025.

Affiant: Jason Nash

April 3, 2025
Date

State of MISSOURI

County of JACKSON

Sworn to and subscribed before me this *3rd* day of *April, 2025.*

Notary Public: Karen L. Keehler

My Commission Expires: *September 7, 2026*
Notary's Seal (if on paper)

KAREN L KEEHLER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: September 07, 2026
Commission Number: 14926782