THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** Karen Johnson Davidson County Batch # 1276031 DEEDQC 05/21/2025 10 46 59 AM 2 pgs Fees $12 00 Taxes $0 00 20250521-0039991	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 10 day of May, 2025. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2028

QUITCLAIM DEED

Address New Owner: Kaitlen Jeanette Cassell 9603 NE 131st Ave Vancouver, WA 98682	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 119-06-0-164.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William Barry Cassell**, a married man (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kaitlen Jeanette Cassell**, now married, her heirs and assigns, all of his interest in the land described as follows:

Being Lot No. 95 on the Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee.

Said lot No. 95 fronts 75 feet on the north side of Jay Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Kaitlen Jeanette Cassell, an unmarried woman, and William Barry Cassell, a married man, by Warranty Deed from Ronald Gilbert Powers, unmarried and Juanita V Powers, dated May 19, 2015 and recorded on May 21, 2015 in Instrument No. 20150521-0046917, in the Register's Office of Davidson County, Tennessee. Said property was not a marital residence of the Grantor.

This is improved property known as: **58 Jay Street, Nashville, TN 37210.**

Whenever 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, Grantor has executed this instrument on this 10 day of May, 2025.

W. B. Cassell

William Barry Cassell

STATE OF Washington)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Barry Cassell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10 day of May, 2025.

Michelle D Cole

Notary Public

NOTARY PUBLIC
STATE OF WASHINGTON
MICHELLE D COLE
MY COMMISSION EXPIRES
NOVEMBER 01, 2026
COMMISSION # 23000254

My Commission Expires: 11/01/2026