QUITCLAIM DEED

Karen Johnson
Batch # 1292685
07/02/2025 11 05 50 AM
Fees $17 00 Taxes $0 00

20250702-0052255

Davidson County
DEEDQC
3 pgs

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 20 25

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Blake Kasha and Jennifer Kasha, husband and wife	**NEW OWNER**	
(NAME)	(NAME)	**172-15-0A-025 00-CO**
2840 Call Hill Road,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN KASHA AKA STEVE LEE KASHA, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BLAKE KASHA AND JENNIFER KASHA, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 Lot No 36 on the Plan of Holt Woods, Section One, R20 Residential P U D, of record in Plat Book 7900, Pages 878 and 879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Blake Kasha and Jennifer Kasha, Husband and Wife, and Steven Kasha, Married, as Tenants in Common With Right of Survivorship by Warranty Deed from Erik A. Stockton and wife, Mariam Stockton of record in Instrument No 20241114-0088924 Register's Office for Davidson County, Tennessee, dated November 13, 2024 and recorded on November 14, 2024 The herein described property is not now nor ever has been the principal place of residence of Steven Kasha aka Steve Lee Kasha or his spouse

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **2840 Call Hill Road, Nashville, Tennessee 37211**

Witness my/our hand(s) this the 20 day of June, 2025

Steven Kasha aka Steve Lee Kasha

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN KASHA AKA STEVE LEE KASHA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20 of June, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 6/20/25.

Date

Affiant Signature

6/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025.

Notary's Signature

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

My Commission Expires: 03/16/26
Date

Notary's Seal (if on paper)