Karen Johnson Davidson County
Batch# 544359 DEEDWARR
01/04/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210104-0000302

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

B-C-20-1111

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)
Kathleen Maryann Franck and Niklynn Bryant Dunn	New Owner	
(NAME)	(NAME)	**108-08-0B-015.00-CO**
1111 Quail Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **ALYSSA RICE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN MARYANN FRANCK, AN UNMARRIED WOMAN AND NIKLYNN BRYANT DUNN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 15, Lot No. 14 in Horizontal Property Regime on the Condominium Site Plan, Section 2, Phase II, Quail Valley, of record in Plat Book 5200, Page 395, as established by Master Deed of Quail Valley Phase II Condominiums of record Book 5857, Page 371, rerecorded in Book 5857, Page 502 and Book 5869, Page 814, as amendments of record in Book 5884, Page 534 and Book 6081, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alyssa D. Flynn, a single woman by Warranty deed from David Yao and Michelle L. Yao, as husband and wife of record in Instrument No. 20180403-0031142 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 03, 2018. Alyssa D. Flynn, having since married is now known as Alyssa Rice. Her spouse, Michael T. Rice joins in the execution of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 395, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5884, Page 534, amended in Book 6081, Page 130., Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictions of record in Book 4800, Page 254, Book 5753, Page 562, Book 6003, Page 212., in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5857, Page 373, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4800, Page 254, and Book 6003, Page 212., in the Register's Office for Davidson County, Tennessee.
- HOA Deed of record in Book 5869, Page 110, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6371, Page 105, and in Book 7872, Page 35., in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1111 Quail Court, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th DAY OF DECEMBER, 2020.

Alyssa Rice

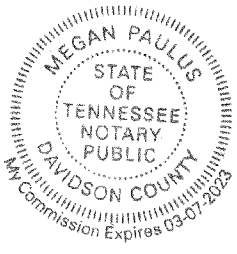
Michael T. Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALYSSA RICE and MICHAEL T. RICE, 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 7th of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

