WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

B-KW-20-3310

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 5th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 549414 **DEEDWARR**
01/07/2021 11:46:56 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20210107-0003358

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Travis Bettis	new owner	
(NAME)	(NAME)	**108-12-0A-034.00-CO**
3041 Dell Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **JENNIFER M. FRYER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS BETTIS, SINGLE,** 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. 34, Lot No. 37 on the Plan of Condominium Site Plan Phase Seven, Lots 29-52 and 80 Section Four, Phase Seven Quail Valley of record In Plat Book 5200, Page (s) 522 and 523, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric L. Onstead and wife, Carolee Onstead by Warranty deed from Craig Sanford and Immanuel Arun Dhanarajan of record in Instrument No. 20010227-0018151 Register's Office for Davidson County, Tennessee, dated February 23, 2001 and recorded on February 27, 2001.

Being the same property conveyed to Eric L. Onstead and wife, Carolee Onstead and Jennifer Wolfe by Quitclaim deed from Eric L. Onstead and wife, Carolee Onstead of record in Instrument No. 20140519-0042801 Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on May 19, 2014.

Being the same property conveyed to Jennifer Wolfe by Quitclaim deed from Eric L. Onstead and wife, Carolee Onstead of record in Instrument No. 20151130-0120227 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on November 30, 2015. Jennifer Wolfe is now known as Jennifer M. Fryer. Her husband, Robert Jason Fryer joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 522 and 523, Register's Office for Davidson County, Tennessee
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Phase 7, Section 4 Quail Valley Condominium of record in Book 5884, Page 534; Book 6058, page 828; Book 5851, page 779; Book 5857, page 371; Book 5857, page 502; Book 5869, page 814; Book 5851, page 784; Book 5857, page 372; Book 5851, page 793; and Book 5857, page 373; Book 6081, Page 139 and Book 9082, Page 873, 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: **3310 Quail View Dr, 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 5th DAY OF JANUARY, 2021.

Jennifer M. Fryer

Robert Jason Fryer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER M. FRYER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARGARET R. MEANS

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT JASON FRYER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARGARET R. MEANS

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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