Karen Johnson Davidson County
Batch# 570486 DEEDWARR
02/08/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210208-0017946

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Quick Getaway Now, LP

TO: Eric Connally Hamiter & Rachel Leah Daniel
7913 River Fork Drive
Nashville, TN 37221

MAP & PARCEL:
141-15-0D-180.00-CO

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Quick Getaway Now, LP, a Tennessee Limited Partnership, Grantor herein; has bargained and sold and by these presents does convey unto Eric Connally Hamiter and Rachel Leah Daniel, husband and wife, Grantees herein, their heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot(s) 180, as shown on the map entitled "Sheffield" on the Harpeth, Phase, III-D, Final P.U.D. Plan, of record in Plat Book 710, Page 310 and 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to QUICK GETAWAY NOW, LP, A TENNESSEE LIMITED PARTNERSHIP, by deed from PRONTO LP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20130905-0093816, dated August 19, 2013, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2020 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all matters shown on the Plan of record in Plat Book 7900, Pages 710 and 711, Register's Office of Davidson County, Tennessee, and all other matters of record.

This is improved property known as 7913 River Fork Drive, Nashville, TN 37221, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized agent, this the 29 day of January, 2021.

General Partner

Quick Getaway Now, LP
By: Jamie L. Emery
Title: General Partner

State of Tennessee
County of Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jamie L. Emery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be General Partner (or other officer authorized to execute the instrument) of Quick Getaway Now, LP, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as General Partner (or other authorized officer).

Witness my hand, at office, this 29th day of January, 2021.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/17/2021

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

SWORN to and subscribed before me,

this the 29th day of January, 2021.

NOTARY PUBLIC

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

My commission expires: 4-17-2023

True Copy Certification

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

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dolores E. Brown
My Commission Expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023 SEAL