Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1633

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-21-439

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy Marks, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Shane Quick and Laura Lee Quick, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 816 on the revised plan of a portion of West Meade Farms, Inc., Section 9, as of record in Book 3106, Page 20, Register's Office for said county.

Said Lot fronts 72.7 feet of the Westerly side of Grayson Drive turnaround and runs back 452.7 feet on the Northeasterly line and 527.6 feet on the Southeasterly line, to a dead line, which is a broken line, on which it measures 722.4 feet.

Being the same property conveyed to Tracy Marks, unmarried by Warranty deed from Vida Haynes Greer, unmarried of record in Instrument No. 20190516-0046135 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 16, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 439 Grayson Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 740363 **DEEDWARR**
10/20/2021 02:30:09 PM 2 pgs
Fees: $13.00 Taxes: $4,073.70

20211020-0141051

NEW OWNER:
Joseph Shane Quick
439 Grayson Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
First Bank
722 Columbia Avenue
Franklin TN 37064

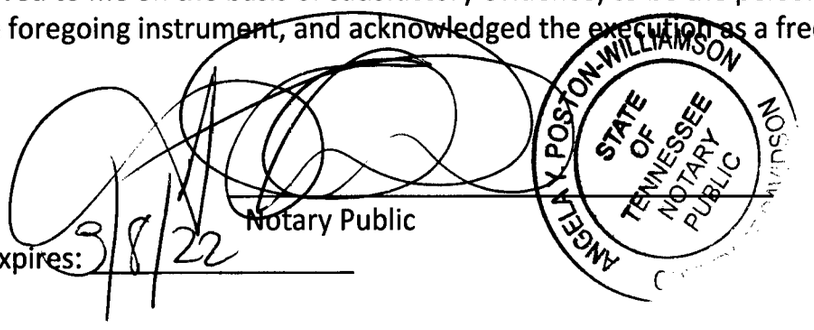
TAX MAP-PARCEL #:
115-13-0-011.00

WITNESS THE EXECUTION HEREOF this 15th day of October, 2021.

Tracy Marks

State of Tennessee)
County of Davidson)

On this 14th day of October, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tracy Marks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,101,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of October, 2021.

Notary Public

My Commission Expires: _____

