Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

Subscribed and sworn to before me this 11th day of January, 2022.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Karen Johnson Davidson County
Batch# 791256 **DEEDWARR**
01/14/2022 02:33:08 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50

20220114-0006193

2020-748

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Bryan Gaskins | Wells Fargo Bank | |
| 1038 West Greenwood Avenue | 101 N Phillips Ave | 083-01-0-079.00 |
| Nashville, TN, 37206 | Sioux Falls, SD 57104 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Jerrod Bettis, an unmarried man,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Bryan Keith Gaskins, a single person**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jones & Bradford Subdivision, of record in Plat Book 161, Page 142, 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 Jerrod Bettis, an unmarried man by Warranty deed from Own Home, LLC of record in Instrument No. 20180730-0074312 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **1038 West Greenwood Avenue, Nashville, TN 37206.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 11th day of January, 2022.

Jerrod Bettis

**STATE OF CALIFORNIA**
**COUNTY OF**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerrod Bettis, 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 at Los Angeles, California, this 11th day of January, 2022.

Notary Public
My Commission Expires: 1/10/2024

TIONNA RENEA DENTMAN
COMM. #2318583
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 10, 2024
NRO1
NRO1