Karen Johnson Davidson County
Batch# 841670 DEEDWARR
04/19/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,366.78
20220419-0044899

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,400.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/26/2022

(AFFIX SEAL)

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH22-03797

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kaitlin A. Frisch 1216 Dempsey Drive Nashville, TN 37217	new owner	120-10-0-028.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesse James Qualls, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kaitlin A. Frisch, a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Seven Oaks, Section No. 4 of record in Book 2133, Page 105, 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 Jesse James Qualls by Quitclaim Deed from Jesse James Qualls as Executor of the Estate of William Dennis Sircy of record in Instrument No. 20210716-0095609 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 16, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1216 Dempsey Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of April, 2022

Jesse James Qualls

STATE OF TENNESSEE

COUNTY OF WILSON

On this 4th day of April, 2022, before me personally appeared Jesse James Qualls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6/26/2022

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/4/22 (date of document).

Affiant Signature

4/4/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2022.

Teresa Tidwell
Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

MY COMMISSION EXPIRES: 1/6/25