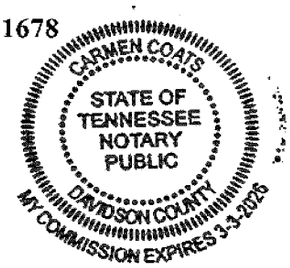
Karen Johnson Davidson County
Batch# 909684 DEEDWARR
08/30/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220830-0097739

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220641678** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this 29th day of August, 2022. Carmen Coats Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Ryan J. O'Donnell **3880 Priest Lake Drive #63** **Nashville, TN 37217**	Send Tax Bills To: CHASE 700 KANSAS LANE MONROE, LA 71203	Tax Information: Tax Parcel ID No. 136-03-0B-018.00-CO

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 of which is hereby acknowledged, **Michael D. Betz, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan J. O'Donnell, an unmarried person**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Tract or Parcel of Land in Davidson County of State of Tennessee, a certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 63, Building No. 28, and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and Book 4675, page 145, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Betz, married by Warranty deed from Shereen L. Ankuda, unmarried of record in Instrument No. 20180724-0071813 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 24, 2018.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses of record in Book 4651, Page 412, Book 5189, Page 671, Book 4943, Page 962, Book 4979, Page 939, Book 4651, Page 420, Book 9089, Page 757 and Instrument No. 20011025-016633, Register's Office for Davidson County, Tennessee.

By-Laws of Priest Lake Condominium Townhomes of record in Book 5083, Page 417; Amendment to amended and restated Bylaws of record in Book 9089, Page 765 and Book 8115,

Page 838, in the Register's Office for Davidson County, Tennessee.

Priest Lake Condominiums Townhomes Rules and Regulations of record in Book 7679, Page 173; Book 8115, Page 849; Book 9507, Page 606 and Book 9927, Page 75, in the Register's Office for Davidson County, Tennessee.

Addition to PLPC Rules & Regulations of record in Instrument Number 20161205-0127268, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3880 Priest Lake Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2022.

Michael D. Betz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Betz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2022.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 29, 2026

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 August 30, 2022 (date of document).

Affiant Signature

August 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025