THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1106409 DEEDQC
03/01/2024 09:35:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240301-0014212

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

AMB
Affiant

Subscribed and sworn to before me, this 29 day of February, 2024.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Big Chungus, LLC, 9525 Elmbrooke Blvd Brentwood, TN 37027	New Owner	105071B21600

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jessica S. Betz, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Big Chungus, LLC, a Tennessee Limited Liability Company** their heirs and assigns, all of their interest in the following land:

Land situated in Davidson County, Tennessee, being Unit 216, as established in Declaration of Covenants, Conditions and Restrictions for The Six10 Merritt Condominium, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150924-0097122, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica S. Betz by Warranty Deed from Six 10 Merritt, LLC, a Tennessee Limited Liability Company, as recorded on the 19th day of January, 2017 in Instrument No. 20170119-0006048, in the Register's Office of Davidson County, Tennessee. Said property has never been the marital residence of grantor.

Being also known as 1247 Martin Street #202. Nashville, TN 37203.

Whenever used, the singular number 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 February 2024.

Jessica S. Betz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jessica S. Betz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of February 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026