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

20240301-0014213

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

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	105-7-1A-309.00CO

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, **Michael D. Betz and Jessica S. Betz, Husband and Wife** (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 in Davidson County, Tennessee, being Unit 314, of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit 'B' to said Declaration, said Register's Office, are incorporated hereby reference and made part of the same as through copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Michael D. Betz and Jessica S. Betz by Warranty Deed from 1260 Martin LLC, a Tennessee Limited Liability Company, as recorded on the 5th day of October, 2017 in Instrument No. 20171005-0102364, in the Register's Office of Davidson County, Tennessee.

Being also known as 1260 Martin Street #314. 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.

Michael D. Betz

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 Michael D. Betz and 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 29th 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