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

Karen Johnson
Batch # 1106409
03/01/2024 09:35:02 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240301-0014214

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AMB
Affiant

Subscribed and sworn to before me, 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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Big Chungus, LLC 9525 Elmbrooke Blvd Brentwood, TN 37027	New Owner	044-15-0-280.00

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,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Village of Old Hickory, Section D of record in Plat Book 1424, Page 65, 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 Michael D. Betz and Jessica S. Betz by Warranty Deed from Erric L. Kellum and Patricia Kellum, Husband and Wife, as recorded on the 9th day of July, 2020 in Instrument No. 20200709-0074726, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1002 Debow St., Old Hickory, TN 37138

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 21st 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