2024-1208-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157405 DEEDWARR
07/12/2024 11:10:30 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20240712-0052509

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $350,000.00.

Joe M. Gill III
Affiant

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 12th day of July, 2024

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joe M. Gill III	Joe M. Gill III	142-11-0-005
7306 Old Harding Pike	7306 Old Harding Pike	
Nashville TN 37221	Nashville, TN 37221	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Quick Getaway Now, LP, a Tennessee limited partnership Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joe M. Gill, III and Lindy F. Gill, husband and wife**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 53-A, of the Plan of Resubdivision of Lots 50, 51 & 53, Valley West, Section Two, of record in Book 5210, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pronto LP, a Tennessee limited partnership, by Warranty Deed from Jeffrey Lynn Hawley, married, recorded on 11/10/2011 in Instrument No. 20111110-0088209, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Quick Getaway Now, LP, a Tennessee limited partnership by Quitclaim Deed from Pronto LP, a Tennessee limited partnership, recorded on 09/05/2013 in Instrument No. 20130905-0093817, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **7151 and 7153 Old Harding Pike, Nashville, TN 37221.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 12th day of July, 2024.

Quick Getaway Now, LP, a Tennessee limited partnership

By: _____
Jaime Emery, General Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Jaime Emery**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the General partner of **Quick Getaway Now, LP**, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 12th day of July, 2024.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **7/12/2024** (date of document).

_____
Affiant Signature
Date **7/12/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **12** day of **July**, 2024.

_____
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202407120052509