WARRANTY DEED

Karen Johnson Davidson County
Batch# 395791 DEEDWARR
05/05/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20200505-0046863

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 1/31/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Christopher Potts, II	New Owner	06409015200
(NAME)	(NAME)	
4222 Woods St.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Bockman, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Christopher Potts, II, an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 53 and the northerly part of Lot No. 52 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 and the northerly part of Lot No. 52 front together 75.0 feet on the easterly margin of Wood Avenue and extend back 165.0 feet on the northerly line and 187.5 feet plus or minus on the southerly line to an alley in the rear measuring 78.75 feet thereon, according to a survey dated April 1, 1970, by Hal R. Swann, Jr.

Being part of the same property conveyed to Jason Bockman, married, by deed of record in Instrument No. 20200224-0020068 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

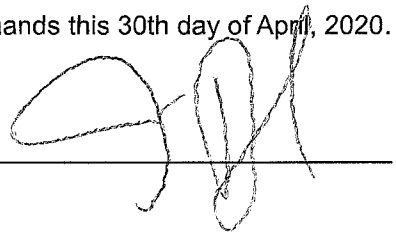
This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 4222 Woods St., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hands this 30th day of April, 2020.

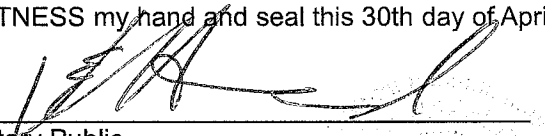


Jason Bockman

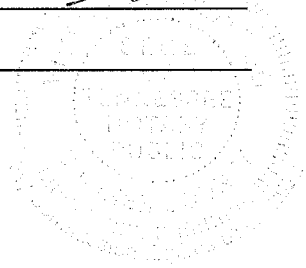
State of Tennessee
County of Davidson

Personally appeared before me Jason Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2020.



Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021