Karen Johnson Davidson County
Batch# 423047 DEEDQC
06/22/2020 12:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200622-0066752

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Andrew W. Potts Trust
Andrew W. Potts, Trustee
4215 Harding Pike, #806
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Number:
103 16 0B 101.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Andrew W. Potts (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Andrew W. Potts, Trustee, and his successors in trust, of the Andrew W. Potts Trust dated January 13, 2020 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 906, of Windsor Tower Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed to Andrew W. Potts by Warranty Deed from Andrea C. Brewer and husband, James Brewer, dated March 31, 2016 of record in Instrument No. 20160401-0031154, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 4215 Harding Pike #906, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 16 day of June, 2020.

Andrew W. Potts, Grantor

[Notary Acknowledgement on Next Page]

Andrew W. Potts
Quitclaim Deed – Harding Pike
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Andrew W. Potts, Grantor, who upon oath acknowledged that he is the Trustee of the Andrew W. Potts Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of June, 2020.

Carla L Lovell
Notary Public

My Commission Expires: 7-6-2020



NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 06, 2020
STATE OF TENNESSEE

925557.3 12765-001

Andrew Potts
Quitclaim Deed-Harding Pike
Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Andrew W. Potts
Affiant

925557.3 12765-001

Andrew Potts
Quitclaim Deed-Harding Pike
Affiant Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 and Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020.

Subscribed and sworn to before me this 16th day of June, 2020.

Carla L Lovell
Notary Public

My Commission Expires: 7-6-2020



NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 06, 2020
STATE OF TENNESSEE

925557.3 12765-001

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, do hereby make oath that I am a licensed attorney and/or the 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.

Carla L Lovell
Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22nd day of June, 2020.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY