Karen Johnson Davidson County
Batch# 423047 DEEDQC
06/22/2020 12:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200622-0066753

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

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Andrew W. Potts Trust<br>Andrew W. Potts, Trustee<br>4215 Harding Pike, #806<br>Nashville, TN 37205 | Same | 103 16 0B 089.00<br>103 16 0B 091.00 |

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 two tracts or parcels of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Property #1 – Unit 806:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 806, 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 Jennie S. Atkeison, unmarried, dated October 30, 2002 of record in Instrument No. 20021031-0133374, Register's Office for Davidson County, Tennessee.

This is improved property known as 4215 Harding Pike #806, Nashville, Tennessee 37205.

Property #2 – Unit 808:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 806, 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 Whitney Potts by Warranty Deed dated September 2, 2008 from Victoria Valin Walton and Vanessa V. Rolfe, as Successor Co-Trustees of the Valin Trust dated May 27, 2003 of record in Instrument No20080902-0089704, Register's Office for Davidson County, Tennessee.

This is improved property known as 4215 Harding Pike #808, Nashville, Tennessee 37205.

The 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

Andrew W. Potts, Grantor

[Notary Acknowledgement on Next Page]

Andrew W. Potts
Quitclaim Deed – Harding Pike Units 806/808
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

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

925547.4 12765-001

Andrew W. Potts
Quitclaim Deed – Harding Pike Units 806/808
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

925547.4 12765-001

Andrew W. Potts
Quitclaim Deed – Harding Pike Units 806/808
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

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

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

925547.4 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