WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 470987 DEEDWARR
09/08/2020 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $9,786.50
20200908-0101502

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: AGL-20-POTEMPA-2223

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Donahue and Lucy E. Donahue	Robert Donahue and Lucy Donahue	104 16 0 151.00
(NAME) 2223 Belmont Blvd	(NAME) 1483 Evans Farm Drive	
(ADDRESS) Nashville, TN 37212	(ADDRESS) McLean VA 22101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CATHERINE B. SNYDER AND PATRICK M. POTEMPA, WIFE AND HUSBAND,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT DONAHUE AND LUCY E. DONAHUE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 156 on the Belmont Land Co's Plan, called Belmont Heights, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 156 fronts 50 feet on the westerly side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Catherine B. Synder, an unmarried woman, and Patrick M. Potempa, an unmarried man, as joint tenants with the rights of survivorship, by Warranty Deed from Charlene Harb, dated June 27, 2014, recorded July 8, 2014, in Instrument No. 20140708-0059848, in the Register's Office of Davidson County, Tennessee.

Catherine B. Synder is correctly known Catherine B. Snyder.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2223 Belmont Blvd, Nashville, TN 37212
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 14th day of August, 2020.

Catherine B. Snyder

Patrick M. Potempa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine B. Snyder and Patrick M. Potempa, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

