Karen Johnson Davidson County
Batch# 477189 DEEDWARR
09/17/2020 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $0.37
20200917-0106159

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $100.00.

Affiant

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

Notary Public

My commission expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donnie Chester Potter and Amy Tara Potter	**New Owner**	**072-07-0-051.00**
1226 Kirkland Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James Marvin Potter, Jr., heir at law of James Marvin Potter, Sr., deceased

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Donnie Chester Potter and Amy Tara Potter, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, all of my right, title, and interest that I may have in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the East 50' of the West 62.3' front and 63' Rear of Lot No. 25, on the Map of Inglewood Place, which is of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James Marvin Potter, Sr. by Quitclaim Deed from Mildred Rozella Potter of record as Instrument No. 20000403-0033290, Register's Office for Davidson County, Tennessee; the said James Marvin Potter, Sr. having since died intestate on April 24, 2005, a resident of Davidson County, Tennessee, survived by James Marvin Potter, Jr., his heir at law, as evidenced by an Affidavit of Heirship being recorded simultaneously herewith.

This is improved property known as **1226 Kirkland Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

2. Davidson County property taxes for the current year, a lien not yet due and payable.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16 day of September, 2020.

James M Potter JR

James Marvin Potter, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Marvin Potter, Jr., the 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 16 day of September, 2020.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 20-000205-528

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)