Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 524760 **DEEDWARR** 12/04/2020 01:02:41 PM 2 pgs Fees: $13.00 Taxes: $925.00 20201204-0141224	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **250,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/30/2020** Notary Public MY COMMISSION EXPIRES: 10/30/2024 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3352

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristine Potter and Philip Sterk	**Community Mortgage LLC, ISAOA**	**096-10-0-028.00**
(NAME) **516 Crosswood Court**	(NAME) **19045 East Valley View Parkway, F**	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) **Independence, MO64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James M. Potter and Sharon M. Potter, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristine Potter and Philip Sterk,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 506 on the Plan of Cloverhill Subdivision, Section VIII, of record in Plat Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

James M. Potter and Sharon M. Potter, husband and wife

Being the same property conveyed to James M. Potter and Sharon M. Potter, husband and wife by Deed dated May 24, 2017 from Melinda Harrison, an unmarried woman, recorded May 26, 2017, in Instrument Number 20170526-0052533, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **516 Crosswood Court, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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, this instrument has been executed on this the 27th day of **November,2020**.

James M. Potter

James M. Potter

Sharon M Potter

Sharon M. Potter

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James M. Potter and Sharon M. Potter, a married couple**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of **November, 2020**.

Taylor N. Ritchey

NOTARY PUBLIC

My Commission Expires: 03/12/2024

TAYLOR N RITCHEY
NOTARY PUBLIC
Houston County
State of Georgia
My Commission Expires March 12, 2024