This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 568866 DEEDQC
02/05/2021 09:02:59 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210205-0016725

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Melinda P. Krupa 136 Alton Road Nashville, TN 37205	-same-	130-09-0-026.00

E X E C U T O R' S
Q U I T C L A I M D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLAIBORNE K. McLEMORE III, Executor of the Estate of Charles H. Potter, Jr., deceased (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to MELINDA P. KRUPA (the "Grantee"), her heirs, successors and assigns forever, all of the Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 5, Block C, on the Plan of 2nd Revision Plan Highlands of Belle Meade No. 2 of record in Plat Book 1130, Page 62, as revised by Amendment and Change of Minimum Building Setback Line of record in Book 5336, Page 842, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot 5 fronts 125 feet on the northerly side of Alton Road and runs back 163.54 feet on the easterly line and 164.23 feet on the westerly line to a dead line measuring 125 feet thereon.

BEING the same property conveyed to Charles H. Potter, Jr. by deed of record in Book 7910, Page 967, in the Register's Office for Davidson County, Tennessee, pursuant to Final Decree of Divorce in the Fourth Circuit

Court for Davidson County, on the 19th day of June, 1989, under Docket No. 88D-3176. For further reference see deed of record in Book 3785, Page 302, in the Register's Office for Davidson County, Tennessee, dated June 30, 1964.

SAID Charles H. Potter, Jr. died on July 30, 2019, his Will having been probated in Docket No. 19P1427, in the Circuit Court for Davidson County, Tennessee.

Said property is subject to:

1. All matters shown on the Plan of Record in Plat Book 1130, Page 62, and Plat Book 843, Page 18, both in the Register's Office for Davidson County, Tennessee.

2. All matters shown on the Amendment and change of Minimum Building Setback Line of record in Book 5336, Page 842, in the Register's Office for Davidson County, Tennessee.

3. 2021 property taxes, which have been assumed by the Grantee.

THIS IS improved property known generally as 136 Alton Road, Nashville, Tennessee 37205.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, on this the 26th day of January, 2021.

Claiborne K. McLemore III
Executor of the Estate of
Charles H. Potter, Jr.,
deceased

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE me, Dawn E. Wright of the state and county mentioned, personally appeared Claiborne K. McLemore III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executor of the Estate of Charles H. Potter, Jr., deceased, the within named bargainor, a decedent's estate, and that he, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the decedent's estate as Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of January, 2021.

Dawn E. Wright
Notary Public

My commission expires: 07/02/2024

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $650,000.00.

Affiant

Sworn to and subscribed before me, this the 29th day of January, 2021.

Peggy Axford
NOTARY PUBLIC

My commission expires: 3/7/2023

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023