RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115153

Karen Johnson Davidson County
Batch# 586037 DEEDWARR
03/05/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20210305-0029441

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ya-Li Potts and husband, David Potts 7635 Veranda Court Nashville, TN, 37221	Same address as new owner	142-10-0E-053.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars ($352,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBIN CHRISTINE MOORE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **YA-LI POTTS AND HUSBAND, DAVID POTTS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 53 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Bellevue Station, a Horizontal Property Regine with Private Elements, of record in Instrument #20170427-0041683, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robin Christine Moore, single woman, from Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated June 8, 2018 and recorded June 15, 2018 in Instrument #20180615-0057594, said Register's Office.

The address of the herein described property is believed to be 7635 Veranda Court, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of February, 2021.

Robin Christine Moore

ROBIN CHRISTINE MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robin Christine Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of February, 2021.

Notary Public

David Webb

Printed Notary Name

My commission expires: 11/16/22



True Copy Certification

I, **Jennifer L. Pennell**, 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, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022