WARRANTY DEED

Karen Johnson Davidson County
Batch# 610932 DEEDWARR
04/08/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210408-0046988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/29/2023
(AFFIX SEAL)

AMY T. NELSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-29-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Doris Gooch	New Owner	164-06-0A-056.00
(NAME) 4316 Summercrest Blvd #522	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Frank Potts, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Doris Gooch, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 56, as well as the Limited Common Area designated as Garage Unit 5, Final Plat of Autumn Glen, Section 1, a Condominium Regime, as shown by Plat appearing of record in Instrument No. 20020926-0117438, and as established and defined by Amended and Restated Master Deed of record in Instrument No. 20030929-0143614 and amended in Instrument No. 20101229-0103591, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank Potts, a single man, by Warranty Deed from Pramila Kothawala, a single woman dated May 04, 2017 recorded May 12, 2017, of record as Instrument No. 20170512-0047226 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4316 Summercrest Boulevard, #522, Antioch, TN 37013

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 7th day of April, 2021.

FRANK POTTS BY Kurt Steckle ATTORNEY IN FACT

Frank Potts by Kurt J. Steckel, his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank Potts, as Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of Frank Potts, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of April, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

