Karen Johnson Davidson County
Batch# 692546 DEEDWARR
08/06/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210806-0106382

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0435

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~SUMNER~~ Hartford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 190,000.00

Wesley Potter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2021

Gary L Sullivan
Notary Public

Commission Expires: Sept 30, 2021

Gary L. Sullivan, Notary Public
State of Connecticut
My Commission Expires
September 30, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Noll 3880 Priest Lake Drive Nashville, TN 37217	New Owner	136-03-0A-109.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Wesley Lewis Potter, Executor of the Estate of Julie Mattingly and Wesley Lewis Potter and Terry Lee Rose, II, as devisees of the Last Will and Testament of Julie Mattingly** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Noll

HEREINAFTER CALLED THE GRANTEES, 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 Townhouse #25, Building 14, on the Plan of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Julie D. Mattingly by Warranty Deed from Frank E. Bahou, unmarried, dated 12/20/2002 and recorded 1/3/2003 in Instrument Number 20030103-0001242, Register's Office for Davidson County, Tennessee.

The said Julie D. Mattingly (a/k/a Julie Dee Mattingly) having since died testate on May 27, 2021. Wesley Lewis Potter having been appointed Executor of the Estate of Julie Mattingly, Docket No. 21P1254, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville – Davidson County (Probate Division). Wesley Lewis Potter and Terry Lee Rose, II names as the devisees by The Last Will and Testament of Julie Mattingly.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3880 Priest Lake Drive, #25, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2021.

Estate of Julie Mattingly

By: Wesley Potter EXECUTOR
Wesley Lewis Potter, Executor and devisee

By: Wesley Potter
Wesley Lewis Potter, devisee

By:
Terry Lee Rose, II, devisee

STATE OF CONNETICUT
COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wesley Lewis Potter, Executor of the Estate of Julie Mattingly** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Enfield, Connecticut, this 30th day of July, 2021.

Gary L Sullivan
Notary Public
My Commission Expires: Sept 30, 2021

Gary L. Sullivan, Notary Public
State of Connecticut
My Commission Expires
September 30, 2021

STATE OF CONNETICUT
COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wesley Lewis Potter, ~~Executor of the Estate of Julie Mattingly~~** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Enfield, Connecticut, this 30th day of July, 2021.

* and Terry Lee Rose, II

Gary L Sullivan
Notary Public
My Commission Expires: Sept 30, 2021

Gary L. Sullivan, Notary Public
State of Connecticut
My Commission Expires
September 30, 2021

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/30/21.

Affiant Signature

8/3/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/3/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON