WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of September, 2021

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Charles Picasso and Isabelle Picasso, Husband and Wife	Charles Picasso	58-29
(NAME) 4333 Eatons Creek Road	(NAME) 2229A 11th Ave South	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211730

For and 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, **Loyd F. Potts** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles Picasso and Isabelle Picasso, Husband and Wife** , 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. :

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lot No. 1 of Exhibit A on the Plan of the Subdivision of the lands of Dr. J.B. Jordan, deceased, as of record in Plan Book 2, page 75, Chancery Court at Nashville and described as follows: Beginning in the center of Eatons Creek at the NE corner of said Lot No. 1; thence with the center of said creek, S 06°37'W 68.5 feet; S 32°10'E 85.8 feet; S 57°21'E 98.6 feet; S 88°36'E 132.8 feet; N 83°04'E 82.7 feet; S 51°26'E 66.8 feet and S 06°07'E 255.7 feet to an iron pin; thence S 87°44'W 67.5 feet to an iron pin; thence S 87°10'W 486.5 feet; thence N 27°48'W 205.3 feet to an iron pin; thence N 10°30'W 343.5 feet; thence S 88°30'E 301 feet to the beginning, containing 5.67 acres, more or less, according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated 05/30/1956.

BEING the same property conveyed to Loyd F. Potts and wife, Janie C. Potts by Warranty Deed from James T. Putman and wife, Mary G. Putman, dated August 29, 1984 and filed of record in Book 6370, page 895, Register's Office for Davidson County, Tennessee. The said Janie C. Potts having died on or about October 20, 2018, leaving the said Loyd F. Potts, the surviving tenant by the entirety and sole owner of said land.

Unimproved ☐

This is improved ☒ property, known as 4333 Eatons Creek Road, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 724094 DEEDWARR
09/27/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210927-0129248

Witness my hand this 22nd day of September, 2021

Loyd F. Potts

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Loyd F. Potts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of September, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 September 22, 2021

Affiant Signature

September 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 23rd day of September, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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