Karen Johnson Davidson County
Batch# 757102 DEEDWARR
11/17/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,156.10
20211117-0153114

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $853,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of November, 2021. Notary Public My commission expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey D. Potter and Sharon E. Potter	New Owner(s)	083-06-0-079.00
813A SETLIFF PLACE	813A SETLIFF PLACE	
NASHVILLE, TN 37204	NASHVILLE, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENT A. ELROD AND ELIZABETH O. GONSER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY D. POTTER AND SHARON E. POTTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot(s) 24, as shown on the map entitled Roy F. Williams Subdivision of the Hunter Tract, of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the easterly side of Setliff Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Robert F. Weisser, a married man and Megan M. Weisser, his wife by Warranty deed from Eliot Houser, married of record in Instrument No. 20070103-0001157 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on January 03, 2007.

Being the same property conveyed to Brent A. Elrod and Elizabeth O. Gonser, husband and wife by Warranty deed from Robert F. Weisser, a married man and Megan M. Weisser, his wife of record in Instrument No. 20130712-0072150 Register's Office for Davidson County, Tennessee, dated July 09, 2013 and recorded on July 12, 2013. (Value of consideration shown in aforementioned deed $355,500.00.) Being also known as 813A Setliff Place Nashville, Tennessee 37206.

* This being investment property only, having never been the personal residence of grantors at any time, Grantors warrant that they have never lived in the subject property as a married persons and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 813A Setliff Place, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of November, 2021.

Brent A. Elrod

Elizabeth O. Gonser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brent A. Elrod and Elizabeth O. Gonser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 NOVEMBER 2, 2021.

Date

Affiant Signature

11/12/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of November, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON