WARRANTY DEED

Karen Johnson Davidson County
Batch# 762503 **DEEDWARR**
11/29/2021 03:50:38 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20211129-0157449

File No. JN-21-1472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Stephanie Woodell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2021

Melissa Jan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA JAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cali J. Altman-Dwan and Michael J. Dwan	New Owner	
(NAME)	(NAME)	
916 Potter Lane, Unit A		083-08B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kristopher Whipple and Elizabeth Whipple, husband and wife and Otto Agricola III, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cali J. Altman-Dwan and Michael J. Dwan, unmarried, as Tenants in Common with the Right of Survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A of 916 Potter Lane, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 916 Potter Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141212-0114040, as amended in Instrument No. 20150312-0021223, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kristopher Whipple and Elizabeth Whipple, husband and wife, and Otto Agricola, III, a married man by Warranty deed from Tennessee Regional Holding, LLC, of record in Instrument No. 20151201-0121043 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on December 01, 2015.

Otto Arigicola III is a married man but spouse has never resided in the property and wife is not required to sign.

This is property more commonly known as 916 Potter Lane, Unit A, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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 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/our hand this 23rd day of November, 2021.

Kristopher Whipple

Elizabeth Whipple

Otto Agricola, III by Elizabeth Whipple, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of November, 2021, before me personally appeared Kristopher Whipple, Elizabeth Whipple and Elizabeth Whipple, AS ATTORNEY IN FACT for OTTO AGRICOLA, III to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of November, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Prepared by:
[illegible], LLC
[illegible] Avenue South
[illegible], TN 37212

Y-0-21-9164