RECORDING REQUESTED BY:
ERIC JAMES POTULICKI &
SERGIO CORTEZ

WHEN RECORDED MAIL TO:
Titus Brueckner & Levine PLC
8355 East Hartford Drive, Suite 200
Scottsdale, AZ 85255

PREPARED BY:
Titus Brueckner & Levine PLC
8355 East Hartford Drive, Suite 200
Scottsdale, AZ 85255

Karen Johnson Davidson County
Batch# 781897 **DEEDWARR**
12/30/2021 12:23:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211230-0171878

THIS SPACE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other valuable considerations, ERIC JAMES POTULICKI, an unmarried man, and SERGIO CORTEZ, an unmarried man, as Joint Tenants with Right of Survivorship as the Grantor, hereby convey and grant with general warranty covenants to ERIC JAMES POTULICKI and SERGIO CORTEZ, Trustees of THE EJP TRUST DATED JANUARY 9, 2019 as the Grantee, all that real property situated in the County of Davidson, State of Tennessee, described as:

See attached Exhibit "A"

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

DATED: December 6, 2021

ERIC POTULICKI

DATED: December 6, 2021

SERGIO CORTEZ

*Eric James Potulicki & Sergio Cortez, Trustees of THE EJP TRUST DATED JANUARY 9, 2019, residing at 35468 W Pale Moon Road Seligman, AZ 86337

TCA 67-4-409(a)(1) Exempt fromt Transfer Tax as a transferto a revocable trust.

Witnesses:

DATED: December 6, 2021

Printed: Andrew C. Spitler

DATED: December 6, 2021

Printed: Robert L. Valenti

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

On December 6, 2021, before me, a Notary Public, personally appeared ERIC POTULICKI and SERGIO CORTEZ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument consisting of 2 pages.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature

Notary Public State of Arizona
Maricopa County
Nichole M Somers
My Commission Expires 09/15/2024
Commission Number 586187

New Owner
Mail Tax Statements to:
ERIC JAMES POTULICKI &
SERGIO CORTEZ
P.O. Box 460
Seligman, AZ 86337

Exhibit "A"

Unit K-90, Neely's Bend Condominiums, as established under Master Deed of record in Book 5843, Page 86, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being a portion of the same property conveyed to Robert Joseph McCartt, unmarried by General Warranty deed from Try Properties, a Tennessee general Partnership (successor-in-interest to Try Properties, L.P., formerly known as S.B. Properties, L.P.) of record in Instrument No. 20181101-0108458 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 01, 2018.