Karen Johnson Davidson County
Batch# 803139 DEEDWARR
02/10/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20220210-0015477

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Waltemath and Luanne Waltemath	GARY WALTEMATH	
(NAME)	(NAME)	
26 Washington Park	4401 SUNNYBROOK DR	116-08-0B-026.00-C0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE TN 37205	
(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, WE, **THOMAS K. POTTER AND PATRICIA C. POTTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY WALTEMATH AND LUANNE WALTEMATH, 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Revised Plan of Sugartree, Phase 2, of record in Book 4860, pages 79 and 80, as amended in Book 5121, Page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas K. Potter and Patricia C. Potter, husband and wife, by Warranty Deed from Ann Meador (formerly known as Ann Cowden) and husband, Clifton Meador, of record in Instrument No. 20110901-0067734 Register's Office for Davidson County, Tennessee, dated August 30, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 26 Washington Park, Nashville, TN 37205
(House Number) (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 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 hand this 27th day of JAN, 2022

THOMAS K. POTTER

PATRICIA C. POTTER

STATE OF FLORIDA
COUNTY OF MARTIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas K. Potter and Patricia C. Potter, the bargainor, 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 this 27th day of JAN, 2022.

Commission expires: 6-20-24

Notary Public

CAROL A. LOGAN
Commission # GG 979198
Expires June 20, 2024
Bonded Thru Budget Notary Services

By (✓)Physical Presence
OR
By ( ) Online Notarization

DOCUMENT ATTACHED:
"WARRANTY DEED"

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/27/22

GEORGE E. MUDTER, JR.
Dated 1/27/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/27/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

