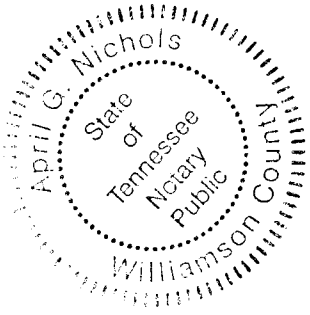
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.**

Affiant

Subscribed and sworn to before me, this the ____ day of March, 2022.

Notary Public

My commission expires: 6-24-2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 833760 **DEEDWARR**
04/04/2022 09:35:47 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220404-0038453

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cody Land	New Owner	**Map 186-03-0 Parcel 087.00**
225 Muir Ave		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Erika Potter, Trustee of the Erika Potter Revocable Living Trust UAD March 30, 2021

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cody Land, a single man

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. 87 on the Final Plat, First Revision Lots 74, 84 - 92, Burkitt Commons - Phase 2, of record in Plat at Instrument No. 20191219-0131095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Steven G, Potter and Erika M. Potter, by Warranty Deed dated January 04, 2021 from Regent Homes, LLC, a Tennessee limited liability company, of record in instrument No. 20210108-0004169, Register's Office of Davidson County, Tennessee. The said Steven G. Potter died on February 23, 2021, leaving Erika M. Potter as the surviving tenant by entirety. The said Erika M. Potter having quitclaimed to Erika Potter, the trustee of the Erika Potter Revocable Living Trust, of record in Quitclaim Deed dated March 30, 2021, of record in Instrument No. 20210406-0044660, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20191219-0131095, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Burkitt Commons of record in Instrument No. 20180202-0010924, First Amendment of recorded in Instrument No. 20190321-0025835, and made applicable to Phase Two in Instrument No. 20191219-0131322, and Amendment of record in Instrument No. 20210907-0119778, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. 3) Charter of Burkitt Commons Homeowner's Association, Inc., of record in Instrument No. 20180125-0008085, Register's Office for Davidson County, Tennessee. 4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances of record in Instrument No. 20171030-0110845, Instrument No. 20171030-0110846, Instrument

No. 20170919-0095932, 20171030-0110866, and Instrument No. 20171030-0110871, Register's Office for Davidson County, Tennessee. 5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170308-0022983, Register's Office for Davidson County, Tennessee. 6) Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, said Register's Office. 7) Grant of Overhead Line Easement of record in Instrument No. 20060816-0100824, Register's Office for Davidson County, Tennessee. 8) Sewage Soil Absorption Letter of record in Book 4933, Page 801, Register's Office for Davidson County, Tennessee. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **225 Muir Ave, Nolensville, TN 37135**

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 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(s) this 28 day of **January, 2022.**

Erika Potter, Trustee

Erika Potter, Trustee of the Erika Potter Revocable Living Trust

STATE OF Alaska)
~~COUNTY OF~~ Third Judicial District)

Personally appeared before me, a Notary Public of said County and State, **Erika Potter, Trustee of the Erika Potter Revocable Living Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anchorage (city), AK (state), this 28th day of **January, 2022.**

V. Elsberry

Notary Public

My Commission Expires: 4/18/22

VALENCIA ELSBERRY
My Commission Expires
NOTARY PUBLIC
Apr 18, 2022
STATE OF ALASKA