Karen Johnson Davidson County
Batch# 838842 DEEDWARR
04/13/2022 09:02:35 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220413-0042602

Name and Address of New Owner:
Rutger Reitmaier, Kayla Turner, Richard Reitmaier and Alice Reitmaier

Send Tax Bills To: New Owner
7635 Veranda Court
Nashville TN 37221

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

Map & Parcel No: 142-10-0E-053-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Potts and Ya-Li Potts, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rutger Reitmaier, ¼ interest with right of survivorship, Kayla Turner, ¼ interest with right of survivorship, Richard Reitmaier, ¼ interestwith right of survivorship and Alice Reitmaier, ¼ interest with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. 53 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, of record in Instrument #20170427-0041683, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ya-Li Potts and husband, David Potts from Robin Christine Moore, by Warranty Deed dated 02/24/2021 and recorded 03/05/2021 in Instrument No. 20210305-0029441, Register's Office of said County.

Being the same property conveyed to Robin Christine Moore, single woman, from Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated June 8, 2018 and recorded June 15, 2018 in Instrument #20180615-0057594, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4 day of March, 2022.

_____(SEAL)
David Potts

STATE OF ~~TN~~ TN
COUNTY OF Williamson

DAVID POTTS

On this 4 day of March, 2022, before me personally appeared ~~David~~, 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 4 day of March, 2022.

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of March, 2022.

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 11/16/22

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3 day of March, 2022.

_____(SEAL)
Ya-Li Potts

STATE OF
COUNTY OF

On this 3 day of March, 2022, before me personally appeared Ya-Li Potts, 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 3rd day of March, 2022.

_____
Notary Signature
My commission expires: 8.24.2023

CHRIS D. DODSON
COMM. #2302726
Notary Public - California
Riverside County
My Comm. Expires Aug. 24, 2023