BOX 10-A

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 841715 DEEDWARRSP
04/19/2022 12:09:33 PM 2 pgs
Fees: $13.00 Taxes: $6,421.35

20220419-0044967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,735,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Potter and Halie Potter	John M. Potter and Halie Potter	
(NAME)	(NAME)	
4117 Lone Oak Rd #4	3228 Summit Square Pl. Suite 180	131032J00400CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Lexington, KY 40509	
(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, **4117 LONE OAK RD. PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN M. POTTER AND HALIE POTTER, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4 of 4117 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4117 Lone Oak Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210202-0015164, and as amended in Instrument No. 20210518-0067201 and Instrument No. 20220118-0006802, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to 4117 Lone Oak Rd. Partners, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Aubrey B. Harwell Jr., Trustee, with full power to convey, sell, dispose of, mortgage or otherwise encumber the said property without joinder of any beneficiary (as to parcels 1 and 2) and Aubrey Harwell, Jr., (as to parcel 3), of record in Instrument No. 20191231-0134752, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

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.

unimproved
This is improved x property, known as 4117 Lone Oak Rd #4, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 claiming by, and through or under the grantor herein, but no further otherwise. 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 31st day of March, 2022.

4117 LONE OAK RD. PARTNERS, LLC

BY: _____

CHRIS BARNHIZER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Chris Barnhizer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of 4117 Lone Oak Rd. Partners, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 31st day of March, 2022.

Commission expires:

D. DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____

Notary Public