PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 885108 DEEDWARR
07/06/2022 02:39:52 PM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20220706-0078015

Ivey Title, LLC Ref: (DM) Title No.: 62714
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Katherine Sanders Adam Thomas Brush 1313 Little Hamilton Avenue #A Nashville, TN 37203	Mary Katherine Sanders Adam Thomas Brush 1313 Little Hamilton Avenue #A Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 105070P00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$780,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wendy A. Potter, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Katherine Sanders and Adam Thomas Brush, joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1313 Little Hamilton cottages of record in Inst. No. 20141027-0098646, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy P. Micklus by Warranty Deed from Amanda E. Pereyra, unmarried, dated March 29, 2019 and recorded on April 2, 2019, of record in Inst. No. 20190402-0029846, Register's Office for Davidson County, Tennessee. The said Wendy P. Micklus is now known as Wendy A. Potter.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Little Hamilton Cottages of record in Inst. No. 20141027-0098646, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20141027-0098646, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Little Hamilton Cottages Homeowners Association, Inc., of record in Inst. No. 20141031-0100433, said Register's Office.

This is improved property, known as 1313 A Little Hamilton Ave., Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1 day of July, 2022.

Wendy A Potter

Wendy A. Potter

State of ~~Tennessee~~ Michigan

County of Oakland

On this 1 day of July, 2022, before me the undersigned authority, personally appeared Wendy A. Potter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Justin Peoples

Notary

My Commission Expires: 07/05/2027

JUSTIN PEOPLES
Notary Public, State of Michigan
County of Oakland
My Commission Expires 07-05-2027
Acting in the County of Oakland

JUSTIN PEOPLES NOTARY PUBLIC OAKLAND COUNTY STATE OF MICHIGAN MY COMM. EXPIRES 07-05-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $780,000.00.

Affiant

Sworn and subscribed before me this 5th day of July, 2022.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022