WARRANTY DEED

Karen Johnson Davidson County
Batch# 891957 DEEDWARR
07/21/2022 12:49:22 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220721-0083663

G-P-22-704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caleb Grant Wilkerson	NEW OWNER	
(NAME)	(NAME)	**090-12-0B-002.00-CO**
704 William Howard Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL THOMAS POTE, A MARRIED MAN AND MAXWELL AVIDAN POTE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB GRANT WILKERSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Final Plat, Hodges Estates, a Planned Unit Development, as shown by plat and survey of record Book 11700, Page 33, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael Thomas Pote, married, and Maxwell Avidan Pote, unmarried, as tenants in common with right of survivorship by Warranty deed from Jessica L. Schneider Jones, married of record in Instrument No. 20200618-0064434 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.

The above referenced property has never been the principal marital residence for Michael Thomas Pote.

This conveyance is subject to:
- Taxes for the year 2022, and all subseqient years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11701, Page 212, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11701, Page 221, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20010202-0010627, in the Register's Office for Davidson County, Tennessee.
- QCD to HOA of record in instrument Number 20010322-0027723, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **704 William Howard Place, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF JULY, 2022.

MICHAEL THOMAS POTE BY MAXWELL AVIDAN POTE, ATTORNEY IN FACT

Michael Thomas Pote
by Maxwell Avidan Pote, Attorney in Fact

Maxwell Avidan Pote

Maxwell Avidan Pote

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxwell Avidan Pote, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL THOMAS POTE, and who acknowledged he/she executed the same as the free act and deed of the said MICHAEL THOMAS POTE.

Witness my hand and official seal, this the 19th of July, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXWELL AVIDAN POTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2022.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212