Karen Johnson Davidson County
Batch# 897479 DEEDWARR
08/02/2022 02:33:30 PM 6 pgs
Fees: $33.00 Taxes: $1,368.63
20220802-0088052

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024
(AFFIX SEAL)

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-04505

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leo Wolfensohn and Miriam Wolfensohn 206 W Marthona Rd Madison, TN 37115	Address of New Owner	042-15-0-28.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barry Potts, Administator and heir at law of Estate of Pamela K. Potts, Michael Potts, and Steve Potts, heirs at law of Pamela Kay Potts, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leo Wolfensohn and Miriam Wolfensohn, husband and wife**, hereinafter called the Grantees, their successors 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 Lots Nos. 59 and 60, Block "C" on the Plan of Marthonna, the Cumberland Development Company's subdivision of the Ezell Farm, not of record, described together according to a survey made by J. A. Mefford, Surveyor, December 1937, as follows:

Beginning at a point in the Westerly margin of Ezell Road West, 1250.3 feet Southerly from the intersection of the Westerly margin of Ezell Road West and the Southerly margin of the Old Hickory Boulevard, said point being also the Southeast corner of Lot No. 58 on said Plan; thence with the line between said Lots Nos. 58 and 59; Westwardly 275 feet to the Southwest corner of said Lot No. 58; thence with the Western boundary line of Lots Nos. 59 and 60 South 2 degrees, 58 minutes, West 50 feet to the Northwest corner of Lot No. 61 on said Plan; thence with the line between said Lots Nos. 60 and 61, Eastwardly 275 feet to a point in the Westerly margin of said Ezell Road West; thence with the Westerly margin of said Ezell Road West, Northwardly 50 feet to the beginning.

Being the same property conveyed to Pamela K. Potts, unmarried by Warranty Deed from Travis Alan Cottrell and wife, Angela Irwin Cottrell of record in Book 10869, page 623, Register's Office for Davidson County, Tennessee, dated March 30, 1998 and recorded on April 02, 1998. (Value or consideration shown in aforementioned deed $112,600.00.)

Said Pamela K. Potts became deceased on January 13, 2022. See Probate file for record in Docket No. 22P424, Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 206 W Marthona Rd, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of July, 2022

_____

Steve Potts, heir at law of Pamela Kay Potts, deceased

STATE OF CALIFORNIA

See attached
RM

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Steve Potts, heir at law of Pamela Kay Potts, deceased,** 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 seal at _____, CA, this _____ day of July, 2022.

_____

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On July 28, 2022 before me, RMehta, Notary Public
(insert name and title of the officer)

personally appeared Steve Potts,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. MEHTA
COMM. #2377194
NOTARY PUBLIC – CALIFORNIA
VENTURA COUNTY
My Commission Exp. Oct. 28, 2025

Signature RMehta (Seal)

Barry Potts, in his capacity as Administrator of the Estate of Pamela Kay Potts, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Barry Potts, heir at law of Pamela Kay Potts, deceased

STATE OF TENNESSEE

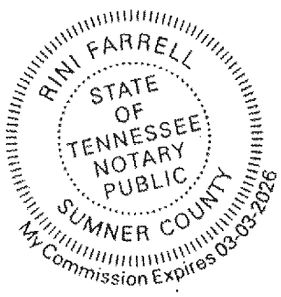
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Barry Potts, heir at law of Pamela Kay Potts, deceased,** 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 seal at Hendersonville, TN, this 29th day of July, 2022.

Notary Public

My Commission Expires: 03/03/2026



Michael Potts

Michael Potts, heir at law of Pamela Kay Potts, deceased

STATE OF TENNESSEE

COUNTY OF SUMNER

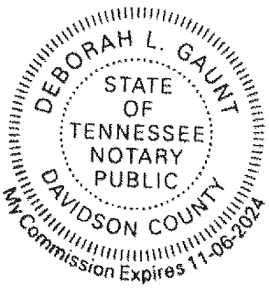
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Potts, heir at law of Pamela Kay Potts, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, TN, this 28th day of July, 2022.

Deborah L Gaunt

Notary Public

My Commission Expires: 11/06/2024



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 07/28/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** July, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM