Karen Johnson Davidson County
Batch# 907821 DEEDWARR
08/24/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20220824-0095744

WARRANTY DEED

BAILLE MCMAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MARCH 28, 2026

File No. AT-22-2860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Jessica Gebhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3rd day~~ of August, 2022

Baille V McMahan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssa Gayle	Alyssa Gayle	
(NAME)	(NAME)	
712 Windsor Trace Drive	712 Windsor Trace Dr.	026-07-0-148.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, I/we, **Jeffrey Potter and Sharon Potter, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Gayle**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No. 226 on the Plan of Windsor Green, Phase II, Section I of record in Plat Book 6250, Page 989, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Potter and wife, Sharon Potter by Warranty deed from Robert F. Sanders and wife, Dorothy Ann Sanders of record in Instrument No. 20180202-0010994 Register's Office for Davidson County, Tennessee, dated February 02, 2018 and recorded on February 02, 2018.

This is property more commonly known as 712 Windsor Trace Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 3rd day of August, 2022.

Jeffrey Potter

Sharon Potter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2022, before me personally appeared Jeffrey Potter and Sharon Potter, 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 August, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/3/22 (date of document).

Caleb Waters
Affiant Signature

8/23/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

