Karen Johnson Davidson County
Batch# 957655 DEEDQC
01/04/2023 01:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230104-0000686

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Address of Owner:
Robert G. Potts
1704 Indian Hills Rd
Lebanon, Tennessee 37087

Send Tax Bill to:
Robert G. Potts
1704 Indian Hills Rd
Lebanon, Tennessee 37087

Parcel IDs:
148-02-0-01700
134-14-0-02900
148-02-0-07600
148-02-0-07800
134-14-0-02800
148-02-0-07700

IMPORTANT:

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert G. Potts** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim, unto **Robert G. Potts,** his heirs and assigns, all right, title and interest in and to the following described property to-wit:

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Luna Heights, Section Three, of record in Book 2900, page 138, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Josam Drive, said point being the common front corner of said Lot No. 99 and Reserved Area "D" on said Plan; thence South 86° 10' East, 211.2 feet to a point which is a common corner of said Lot No. 99 and Reserved Area "E"; thence eastwardly with the line between said Lot 99 and Reserved Area "E", 83.2 feet to a point in the westerly margin of Jansing Drive; thence southwardly with said margin of said Drive 152 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence southwestwardly around said curve a distance of 39.3 feet to a point in the northerly margin of Josam Drive; thence westwardly with the northerly margin of Josam Drive, 245.5 feet to the point of beginning.

Parcel 2:
Land in Davidson County, Tennessee, being Reserved Area "E", on the Plan of Luna Heights, Section Three, of record in Book 2900, page 138, Register's Office for said County.

Said Reserved Area "E" fronts 41.7 feet on the westerly side of Jansing Drive and runs back between converging lines 93.2 feet on the northerly side and 83.2 feet on the southerly side to a point which is a corner of Lot No. 99 on said Plan.

Parcel 3:
Land in Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Luna Heights, Sec. One, of record in Book 2854, page 50, Register's Office for said County.

Said tract lies immediately adjacent to and south of Lot No. 12 on said plan and fronts 48.7 feet on the westerly side of Bakerstown Road and runs back between converging lines 165.0 feet on the southerly side and 157.6 feet on the northerly side.

Parcel 4:
Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Luna Heights, Section Two, as of record in Book 2900, page 85, Register's Office for said County.

Parcel 5:
Land in Davidson County, Tennessee, being Reserved Parcel "D" on the Plan of Luna Heights, Section Three, of record in Book 2900, page 138, Register's Office for said County.

Parcel 6:
Land in Davidson County, Tennessee, being Reserved Area "F" on the Plan of Luna Heights, Section 3, as of record in Book 2900, page 138, Register's Office for said County.

Being the same property conveyed to Robert G. Potts by deed from A.S. Johnson, dated March 21, 1972, of record in Book 4587, Page 644, Register's Office for Davidson County, Tennessee; Together with part of the same property conveyed to Robert Potts by deed from A.S. Johnson and wife, Audie Jo Johnson, dated March 12, 1974, of record in Book 4795, Page 985, Register's Office for Davidson County, Tennessee. Myrna F. Potts died November 13, 2015, leaving Robert G. Potts as surviving tenant by the entirety. Robert Potts and Robert D. Potts are one and the same person.

[Remainder of this page intentionally left blank]

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

Witness our hands this the 4th day of January, 2023.

Robert G. Potts

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Robert G. Potts**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of January, 2023.

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My commission expires: 3/2/25

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this 4 day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 3/2/25

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 01/04/2023.

John M. Lee, Attorney

Date: 01/04/2023

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 4th day of January 2023.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

