Karen Johnson Davidson County
Batch# 967856 DEEDQC
02/06/2023 12:07:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230206-0008473

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:
622 Westboro Drive Trust
7003 Old Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
09012022000

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROGER POTTER, MARRIED** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee unto **DYLAN POTTER, TRUSTEE OF THE 622 WESTBORO DRIVE TRUST,** DATED FEBRUARY 1, 2023 his successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Tract I : Land in Davidson County, Tennessee, being the Southerly 60 feet of the Westerly 200 feet of Lot No. 21 on the Plan of the Resubdivision of Part of Lot No. 21 (Lots 5, 6, 7, 8) in subdivision of The B. F. Cockrill Farm, as of record in Book 421, page 21, Register's Office for said County.

Said part of Lot No. 21 fronts 60 feet on the Easterly side of James Street and runs back between parallel from the center of said street, 200 feet to a dead line.

Tract II: A tract of land in the Eight Civil District of Davidson County, Tennessee, being a part of Resubdivision of Part of Lot 21 (Lots 5, 6, 7, 8) in Subdivision of the B. F. Cockrill Farm Book 421, Page 21, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the center line of James Avenue, said point being North 11 degrees 00 minutes East, 60.0 feet from the Northwest corner of Westboro Subdivision, Section Two, of record in Book 1424, Page 60, Register's Office for Davidson County, Tennessee, thence North 11 degrees 00 minutes East 3.1 feet with center line of said James Avenue to the Southwest corner of Westboro Subdivision, Section 5; thence South 89 degrees 32 minutes East 44.1 feet to a concrete monument in the East margin of Westboro Drive (formerly James Avenue), said point being the Southwest corner of Lot 1, Westboro Subdivision, Section 5; thence South 89 degrees 32 minutes East 189.8 feet with the Southerly margin of said Lot 1, to a concrete monument at the Southeast corner of said Lot 1, to a concrete monument at the Southeast corner of said Lot 1, said point being in the Westerly line of Lot 22 of said subdivision; thence South 7 degrees 34 minutes West 62.4 feet with the Westerly line of said Lot 22 to a concrete monument in the Northerly margin of Westboro Subdivision, Section 5; thence North 89 degrees 32 minutes West 37.8 feet with Northerly boundary of Westboro Subdivision, Section 2, to a point, said point being an original corner to DeBusk; thence North 11 degrees 00 minutes East 60.0 feet with said DeBusk original line to a point; thence North 89 degrees 32 min West 200.0 feet, continuing with said Debusk's orginal line to the point of beginning, containing 0.06 acres, more or less.

Being the same property conveyed to Roger Potter, married, by Quitclaim Deed from CWTL Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220511-0053786, in the Register's Office of Davidson County, Tennessee, dated May 10, 2022 and recorded on May11, 2022.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This property was not the marital residence of the grantor herein named.

This improved property known as 622 Westboro Drive, Nashville, TN 37209

Roger Potter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of aforesaid and state, personally appeared Roger Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 1st day of February, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025