Karen Johnson Davidson County
Batch# 980207 DEEDQC
03/13/2023 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230313-0018166

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 784449

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Johannes Jurgens Potgieter	Johannes Jurgens Potgieter	034-07-0A-053.00-CO
227 Harbor Village Drive	227 Harbor Village Drive	
Madison, TN 37115	Madison, TN 37115	

QUITCLAIM DEED

Deed Exempt Pursuant to Section TCA 67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOHANNES JURGENS POTGIETER, widowed-not remarried, surviving spouse of MARY T. DEWET, deceased, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOHANNES JURGENS POTGIETER, unmarried, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 227 Harbor Village Drive, Madison, TN 37115, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20030723-0102986, which revives and amends in Instrument No. 20030611-0080857 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID No.: 034-07-0A-053.00-CO

Being the same property conveyed to Johannes Jurgens Potgieter and wife Mary T. Dewet by Johannes Jurgens Potgieter in deed dated 2/15/2019 recorded 2/22/2019 Instrument No. 20190222-0016146, Book 12045, Page 474 in the Office of the County Register of Deeds for the County of Davidson and State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 227 Harbor Village Drive, Madison, TN 37115.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The said Mary T. Dewet having departed this life on or about May 13, 2020, thereby vesting title to such property to Johannes Jurgens Potgieter, surviving spouse.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of March, 2023.

JOHANNES JURGENS POTGIETER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOHANNES JURGENS POTGIETER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 8th day of March, 2023.

Tanya Stafford
Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

JOHANNES JURGENS POTGIETER

Subscribed and sworn to before me this 8th day of March, 2023.

Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY 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 BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER 2020 028123

1. Decedent's Legal Name: MARY TOUZEL DEWET		2. Sex: FEMALE	3. Date of Death: 05/13/2020
4. Time of Death (Approx.): 07:47	5a. Age: 57	6. Date of Birth: 07/03/1962	7. Birthplace: SOUTH AFRICA
8a. Place of Death: HOSPICE FACILITY			
8b. Facility Name: ALIVE HOSPICE	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): JOHANNES POTGIETER	11a. Decedent's Usual Occupation: ARTIST	11b. Kind of Business/Industry: ART
12. Social Security Number: ___-7782	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: MADISON
13d. Street and Number: 227 HARBOR VILLAGE DR	13e. Inside City Limits?: YES	13f. Zip Code: 37115	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: BACHELOR'S DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: THEODORUS KLEYNHANS		19. Mother's Name Prior to First Marriage: ALLETHA NEL	
20a. Informant's Name: ZARNI DEWET	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 1927 CASTLEMAN DR., NASHVILLE, TN 37215	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: HHFH & CREMATORY	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /e/ SUSAN KIMBRO	22b. License Number: 8309	22c. Signature of Embalmer:	22d. License Number:
23a. Name and Address of Funeral Home: ALTERNATIVE CREMATION AND FUNERAL SERVICE, 208B COOL SPRINGS BLVD, STE 201, FRANKLIN, TN 37067			23b. License Number: 1292
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 05/15/2020	

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: /e/ LAURA THARPE	27b. License Number: 048448	27c. Date Signed: 05/14/2020
27d. Name and Address: LAURA THARPE 1718 PATTERSON STREET, NASHVILLE, TN 37203		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. METASTATIC CERVICAL CANCER	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: NOT PREGNANT WITHIN PAST YEAR	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury		
	34e. Describe How Injury Occurred	34f. Location of Injury	

PH-1659 (Rev. 8/2017) RDA 10112

12108602

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

12108602

Date Issued: May 18 2020

CERTIFICATION OF VITAL RECORD

Tennessee Certification of Electronic Document

I, Shannon Taylor, 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 03/08/23 (date of document).

Shannon Taylor
Affiant Signature

03/13/23
Date

State of Pennsylvania
County of ALLEGHENY

Sworn to and subscribed before me this 3 day of March, 2023.

Sean Depp
Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Sean Depp, Notary Public
Allegheny County
My commission expires May 6, 2025
Commission number 1312669
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: 05/06/2025

NOTARY'S SEAL