Karen Johnson Davidson County
Batch# 995704 DEEDWARR
04/24/2023 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,587.30
20230424-0030090

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P23-0166-D

WARRANTY DEED

Address of New Owners:
Ya-Li Potts & David Potts
401 Trace Court
Nashville, TN 37221

Send Tax Bills To:
Ya-Li Potts and David Potts
New Owner Address

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,

Joshua D. Corbitt, a married man,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Ya-Li Potts and David Potts, as joint tenants with right of survivorship,

hereinafter called the Grantees, 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. 63, Section Four, Lexington Point Subdivision, as shown on plat of record in Instrument Number 20020116-0006343 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joshua D. Corbitt, a married man, by deed from Saundra D. Dudek, an unmarried woman, dated January 25, 2013 and of record in Instrument No. 20130128-0008581 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Trace Court and Boone Trace.

This conveyance is subject to all matters shown on a plat of record in Instrument Number 20020116-0006343 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Instrument Numbers 20001018-0103445, 20010520-052909, 20020214-0019754 and 20020219-002106 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement in favor of Bellsouth Telecommunications of record in Instrument Number 20010329-0030190 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Charter of Lexington Point Homeowners Association, Inc. and By-Laws of record in Instrument Number 20001020-0104424 and as amended in Instrument Number 20150220-0014706 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a quitclaim deed for common elements to Lexington Point Homeowners Association of record in Instrument Number 20150123-0006862 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 401 Trace Court, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO: 2023 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 20 day of April, 2023.

Joshua D. Corbitt

Lacey D. Corbitt

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua D. Corbitt and wife, Lacey D. Corbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 20 day of April, 2023.

NOTARY PUBLIC
My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Affiant

Subscribed and sworn to before me, this the 20 day of April, 2023.

Notary Public

My Commission Expires: _____

Parcel: 126 15 0B 283.00

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 4/20/23 (date of document).

Jennifer L. Pennell

4/24/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

