WARRANTY DEED

Karen Johnson Davidson County
Batch# 995831 DEEDWARR
04/25/2023 10 10 56 AM 2 pgs
Fees $13 00 Taxes: $1,924 00

20230425-0030266

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 10/20/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jacob Delk and Dallas Delk	CMG Mortgage, Inc dba CMG Home Loans	
(NAME) 4904 Delaware Avenue	(NAME) 3160 Crow Canyon Road, Suite 400	091 11 0U 002 00
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Ramon, CA 94583	
(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, WE, **ROBERT WIFE, KELLYE POTTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB DELK AND DALLAS DELK, HUSBAND AND WIFE,** 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 Unit B of Homes at Delaware and 49th Avenue N, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Delaware and 49th Avenue N, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170524-0051426, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Delaware and 49th Avenue N, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170524-0051426, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Potter Brothers Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Greater Neighborhood Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170418-0037713, in the Register's Office of Davidson County, Tennessee, dated April 12, 2017 and recorded on April 18, 2017.

Being the same property conveyed to Robert and wife, Kellye Potter, by Quitclaim Deed from Potter Brothers Construction, LLC, of record in Instrument No. 20180524-0049986, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018 and recorded on May 24, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4904 Delaware Avenue, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 24th day of April, 2023.

ROBERT POTTER

KELLYE POTTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Potter and Kellye Potter, the bargainor, 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

Witness my hand and official seal this 24th day of April, 2023

Commission expires

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

Notary Public