23-46069

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1011685 DEEDWARR
06/06/2023 09 56:34 AM 2 pgs
Fees: $13.00 Taxes $1,794 50

20230606-0042769

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDER
IS GREATER FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 10-26-25
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No : 23-0221

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NO (S) |
|---|---|---|
| Corey Potter and Alva Eschete and Felicie Eschete | JP MORGAN CHASE BANK, N.A. | Map: 10204004100 |
| (NAME) 403 Achievement Drive | (NAME) 1111 POLARIS PARKWAY | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) COLUMBUS, OH 43240-2050 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($485,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**BESSIE B. MITCHELL, UNMARRIED,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**COREY POTTER, AN UNMARRIED PERSON AND ALVA ESCHETE, A MARRIED PERSON AND FELICIE ESCHETE, HIS WIFE,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 689 on the Plan of Charlotte Park, Section 8, of record in Book 2900, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 689 fronts 105 9 feet on the southwesterly side of Achievement Drive, along the curves thereof, and runs back between lines 158.1 feet on the northwesterly side, which is a broken line and 120 feet on the southeasterly side, to a line in the rear, measuring 82 feet thereon

Being the same property conveyed to James Nash Mitchell and wife, Bessie B. Mitchell, by deed from Cumberland Valley Builders, Inc., of record in Book 3505, Page 288, dated February 13, 1963, Register's Office for said County. The said James Nash Mitchell died April 27, 2022.

This conveyance is made subject to· (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 45, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2593, Page 566 and Book 2965, Page 606, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 403 Achievement Drive, Nashville, TN 37209
(House No ) (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 our hands this 31st day of May, 2023

Bessie B. Mitchell

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 Bessie B. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of May, 2023

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY