This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite #105
Nashville, TN 37203
File Number: 5-1508-MC

Karen Johnson Davidson County
Batch# 1020483 DEEDWARR
06/28/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,237.65
20230628-0049456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $334,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2023.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney A. Potts 1638 54th Avenue North, #223 Nashville, TN 37209	United Wholesale Mortgage, LLC PO BOX 202028 Florence, SC 29502-2028	091 03 0C 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MacKenzie Wyatt, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Courtney A. Potts, an unmarried woman** hereinafter called the Grantee, her 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 223 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, as amended in Instrument No. 20180815-0080500, Instrument No. 20191108-0115784, Instrument No. 20200203-0012223 and Instrument No. 20220324-0034071, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to MacKenzie Wyatt, unmarried, by Warranty Deed from Hatched, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200611-0059818, in the Register's Office of Davidson County, Tennessee, dated May 29, 2020 and recorded on June 11, 2020.

This is improved property located at: **1638 54th Avenue North, 223, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202306280049456

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2023.

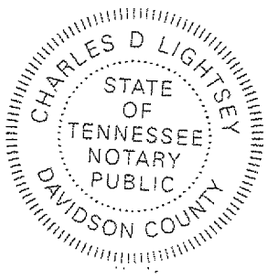
GRANTOR:

MacKenzie Wyatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MacKenzie Wyatt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2023.



Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/28/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 06/28/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 28 **day of** June, **2023.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

