RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QTN-16918-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056096 **DEEDWARR**
10/02/2023 11 06 39 AM 2 pgs
Fees $13 00 Taxes $3,515 00

20231002-0077073

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of SEPTEMBER, 2023

NOTARY PUBLIC

My commission expires 11/7/2026

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Potter	Same address as new owner	131-05-0-012

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($950,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADAM G. WILL, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT POTTER, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 29, on the plan of Resubdivision of Lot 29, Russwood Heights, as shown by plat of record in Book 5800, Page 249, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property

Being the same property conveyed to Adam G Will, unmarried from Justine M Venegas, Trustee of the Venegas Trust 1 under trust instrument dated August 10, 1995, by Warranty Deed dated 05/07/2021 and recorded 05/17/2021 in Instrument No 20210517-0066027, Register's Office of said County

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved **X**___ improved property, known as: **3535 Trimble Road, Nashville, TN 37215**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23 day of September, 2023

GRANTOR(S)

Adam G Will

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Adam G. Will, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 23 day of September, 2023.

Notary Public

DAVID P. WEBBER

Printed Notary Name

My commission expires _____

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp October 20 2026
COUNTY OF WILLIAMSON