THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945774** Karen Johnson Davidson County Batch# 1063594 DEEDWARR 10/23/2023 09 10 19 AM 2 pgs Fees. $13 00 Taxes $4,255 00 20231023-0082695	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Robert E. Potter 5566 Hill Road Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 103 13 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Mark Spivey, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Potter, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hillwood Estates, Section Five, of record in Book 2133, page 55, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to John Mark Spivey, a married man, by Warranty Deed from Kathy Krohn, Trustee of the Janice N. Krohn Revocable Trust, of record in Instrument No. 20221101-0118069, in the Register's Office of Davidson County, Tennessee, dated (unavailable) and recorded on November 01, 2022.

Said property was never the primary marital residence of Grantor.

Being the same property conveyed to Janice N. Krohn and/or Kathy Krohn, Trustees of the Janice N. Krohn Revocable Trust, established by the Revocable Trust Agreement of Janice N. Krohn dated January 13, 2004, as amended and restated on June 15, 2018, by Quitclaim Deed from Janice N. Krohn, Trustee of the Janice N. Krohn Revocable Trust dated January 13, 2004, of record in Instrument No. 20180619-0058737, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018. The said Janice N. Krohn died on March 28, 2022.

Being the same property conveyed to Jack W. Robinson, Sr., Trustee, by Quitclaim Deed from B.G. Krohn and Janice N. Krohn and further re-conveyed to Janice N. Krohn and Bernerd G. Krohn as Co-Trustees of the Janice N. Krohn Revocable Trust dated January 13, 2004, from Jack W. Robinson, Sr., Trustee, of record in Instrument No. 20040503-0050254, in the Register's Office of Davidson County, Tennessee, dated March 28, 2004 and recorded on May 03, 2004. B.G. Krohn is one and the same as Bernerd G. Krohn, The said Bernerd G. Krohn died on November 05, 2010.

Being the same property conveyed to Jack W. Robinson, Trustee, by Quitclaim Deed from B. G. Krohn and wife, Janice N. Krohn, and further re-conveyed to B. G. Krohn and Janice N. Krohn, as tenants in common (without any right of survivorship) their respective from Jack W. Robinson, Trustee, of record in Book 5563, Page 268, in the Register's Office of Davidson County, Tennessee, dated February 01, 1980 and recorded on February 05, 1980.

Being the same property conveyed to B. G. Krohn and wife, Janice N. Krohn, by Warranty Deed from H. G. Hill Realty Company, a corporation organized and existing under the laws of the State of Tennessee, of record in Book 2643, Page 616, in the Register's Office of Davidson County, Tennessee, dated April 08, 1957 and recorded on April 15, 1957.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates, Section Five, as recorded in Book 2133, page 55.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2643, Page 616.

This is improved property located at 6001 Dunham Springs Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2023.

John Mark Spivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Mark Spivey, 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, at office, this 20th day of October, 2023.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024