Karen Johnson Davidson County
Batch# 1066474 DEEDQC
10/31/2023 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231031-0084914

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 23100003

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF Oct., 2023.

NOTARY PUBLIC

My Commission expires: 2-5-2025

Address of New Owner
The Townhomes at 904 Potter Lane Homeowners' Association, Inc.
904 Potter Lane
Nashville, TN 37206

Send Tax Bills To:
Same

Tax Information:
083-12-1B-900.00 CO
Not intended to create any new separate parcel. Only recorded in furtherance of title.

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 27th day of Oct., 2023, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, and for the purpose of furtherance of title pursuant to Section 4 of the Declaration Establishing a Horizontal Property Regime for the Townhomes at 904 Potter Lane of record as Instrument No. 20220218-0019307, Register's Office for Davidson County, Tennessee, **Farmview Homes, LLC,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **The Townhomes at 904 Potter Lane Homeowners' Association, Inc.,** Grantee, its successors and/or assigns, its entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **all Common Elements, limited or otherwise**, of The Townhomes at 904 Potter Lane, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions for The Townhomes at 904 Potter Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220218-0019307, 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 The Townhomes at 904 Potter Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in 20220218-0019307, and By-Laws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and

made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Farmview Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Matthew J. Phillip and Kara K. Phillip, husband and wife, dated 12/18/2017 and recorded on 12/19/2017 in Instrument No. 20171219-0129273, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Farmview Homes, LLC** has caused this instrument to be executed, this the 27 day of OCTOBER, 2023.

Farmview Homes, LLC

BY: _____
John Robert Wagenman
President

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **John Robert Wagenman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself, to be a Member (or other officer authorized to execute the instrument) of **Farmview Homes, LLC.,** the within named bargainor, a Limited Liability Company, and that such President, executed the foregoing instrument for the purpose therein contained.

This the 27 day of October, 2023.

My commission Expires: _____

NOTARY PUBLIC



True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/27/23 (date of document).

L. Broner McCoy
Date: 10/27/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 27th day of October, 2023.

NOTARY PUBLIC
My Commission expires: 2.5.2025

