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

BOX 10-A

Karen Johnson Davidson County
Batch# 1076651 DEEDQC
11/30/2023 09:31:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231130-0092428

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Roger Potter 4301 Hillsboro Pike, Ste 300 Nashville, TN 37215	New Owner	148030A00300CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Dodger Properties, LLC, a Tennessee limited liability company** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Roger Potter and Dylan Potter and Spenser Denney,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 3 of Homes at Ezell Road, a Horizontal Property Regime with private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Ezell Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230531-0041010, 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 Homes at Colorado & 41st Ave. N., a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230531-0041010, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dodger Properties, LLC, a Tennessee limited liability company by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230731-0058721 Register's Office for Davidson County, Tennessee, dated July 27, 2023 and recorded on July 31, 2023.

Being also known as 3321 Ezell Road, Nashville, TN 37211.

Witness my hand this 29 day of November, 2023

DODGER PROPERTIES, LLC

BY: DYLAN POTTER, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, 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 of Dodger Properties, LLC, and that he as such Member of Dodger Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Dodger Properties, LLC.

Witness my hand and official seal this 29 day of November, 2023.

Commission expires: 4/27/2025

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
JOSEPH WHITE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 29 day of November, 2023.

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
JOSEPH WHITE

Notary Public