QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1101002 DEEDQC
02/14/2024 10:07:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240214-0010229

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on February 9, 2024.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
SG Home Builders, LLC 259 Keswick Grove Ln Franklin, TN 37067	SAME AS NEW OWNER	083 08 0X 002.00CO

KNOW ALL MEN BY THESE PRESENTS that James Adam Shelley, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto SG Home Builders, LLC, a Tennessee limited liability company, its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of 1007 Potter Lane Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1007 Potter Lane Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220331-0037675, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being part of the same property conveyed to SG Construction, a Tennessee General Partnership, by Warranty Deed from Janet H. Wilkes, a married woman, of record in Instrument No. 20210830-0116321, in the Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded August 30, 2021.

Further being the same property conveyed to James Adam Shelley by Quitclaim Deed from SG Construction, a Tennessee General Partnership, of record in Instrument No. 20240201-0007211, in the Register's Office for Davidson County, Tennessee, dated January 19, 2023.

This property is known as 1009 Potter Ln, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on February 09, 2024.

James Adam **Shelley**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/09/24, before me personally appeared James Adam Shelley, to me known (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 official seal on February 09, 2024.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **February 9, 2024.**

Signature 02/09/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 9th day of February, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202402140010229