Karen Johnson
Batch # 1108868
03/08/2024 08:30:37 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240308-0016109

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 P M Potempa PATRICK M. POTEMPA, AFFIANT Subscribed and sworn to before me, this 5th day of February 2024. Shelley Mason NOTARY PUBLIC My Commission Expires: 11-3-2028

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PATRICK MATTHEW POTEMPA and KATES POTEMPA, CO-TRUSTEES 2509 Oakland Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 117-04-0-015.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Patrick M. Potempa and Catherine B. Snyder, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Patrick Matthew Potempa and Kates Potempa, Co-Trustees of the Amended and Restated Potempa Joint Revocable Trust, created February 5, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2509 Oakland Avenue, Nashville, TN 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of the Resubdivision of Lots 198 & 197 Belmont Heights of record in Book 6200, Page 498, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick M. Potempa and Catherine B. Snyder, husband and wife, from Ingrid B. Wuerth, unmarried, and Julian M. Wuerth, unmarried, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20201014-0119522.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of February 2024.

Patrick M. Potempa, Grantor

Catherine B. Snyder, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Patrick M. Potempa**, the Grantor, 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 official seal at office, this 5th day of February 2024.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV. 3, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Catherine B. Snyder**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

