Karen Johnson Davidson County
Batch# 1114406 DEEDWARR
03/22/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240322-0020264

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on 22, 2024.

NOTARY PUBLIC

My Commission Expires:

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36796

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Brian Halma and Amber Dawn Palmer-Halma 6925 River Ridge Drive Nashville, TN 37221	Legacy Home Loans dba Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188	141-15-C-022.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Henry and Suzanne Potter, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brian Halma and Amber Palmer-Halma, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being No. 188 on the plan of Rolling River Estates, Phase "6", of record in Plat Book 5800, page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry Potter and Suzanne Potter, by Warranty Deed dated November 20, 2020, from Charles David Frazier and Mary Elizabeth Frazier, husband and wife, recorded on December 2, 2020, as Instrument No., 20201202-0139930, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

6925 River Ridge Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 21st day of March, 2024.

HENRY POTTER

SUZANNE POTTER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Henry and Suzanne Potter to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 21st day of March, 2024/

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 4-19-2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 21 day of March, 2024.

Affiant Signature

Date 3-21-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

