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

PATRICK MATTHEW POTEMPA, AFFIANT

Subscribed and sworn to before me, this 25th day of April 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/2027

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1127805 DEEDQC
04/26/2024 11:31:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240426-0030421

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PATRICK MATTHEW POTEMPA and KATES POTEMPA 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 Matthew Potempa and Kates Potempa, as Co-Trustees ("Trustee") of the Amended and Restated Potempa Joint Revocable Trust, created February 5, 2024, ("Trust") do hereby quitclaim, transfer and convey unto Patrick Matthew Potempa and Catherine Snyder, husband and wife, their successors and assigns, all of the Trust's 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 Matthew Potempa and Kates Potempa, Co-Trustees of the Amended and Restated Potempa Joint Revocable Trust, created February 5, 2024, from Patrick M. Potempa and Catherine B. Snyder, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240308-0016109. In this document and the above referenced recorded instrument, Catherine B. Snyder is one in the same as Kates Potempa.

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, Trustee has executed this instrument on this the 26th day of April 2024.

Patrick Matthew Potempa, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust

Kates Potempa, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust

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 Matthew Potempa, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust**, 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 25th day of April 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

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 **Kates Potempa, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust**, 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 26th day of April 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON