Karen Johnson Davidson County
Batch# 1128059 DEEDWARR
04/29/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240429-0030884

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240300024

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of April, 2024

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Przybylo **2804 Noonan Drive** **Nashville, TN 37206**	New Owner	**083-15-0-085.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Willie M. Potter, Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Przybylo, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 107 on the Plan of Section One, Fortland Park, as of record in Book 2663, Page 61, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Noonan Drive, the corner of Lots Nos. 106 and 107; thence northwesterly along the line between said two lots, 172 feet to a point; thence southwesterly 62.4 feet to a point, the corner of Lots Nos. 107 and 108; thence southeasterly along the line between said two lots, 205 feet to a point in the westerly margin of Noonan Drive; thence northeasterly along the margin of said Drive, 77.19 feet to a point and continuing thence northeasterly along the margin of said Drive, 12.81 feet to the beginning.

BEING the same property conveyed to Gene A. Potter and wife, Willie M. Potter, by Warranty Deed from Claude Dennis Sensing, Jr., dated 2/29/1988 and recorded 3/1/1988 in Book 7480, Page 662, in the Register's Office of Davidson County, Tennessee. The said Gene A. Potter having since died, leaving property vested sole to Willie M. Potter.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2804 Noonan Drive, Nashville, TN 37206**
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 forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 our hands this 23rd day of April, 2024.

Willie M. Potter by

Willie M. Potter by Wanda Potter Myers,
Attorney in Fact Wanda Potter Myers
Attorney-in-fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of April, 2024, before me personally appeared Wanda Potter Myers to me known to be the person who executed the foregoing instrument in behalf of Willie M. Potter as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Willie M. Potter.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of April, 2024.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, Mary Katherine Lawson 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 04/23/2024 (date of document).

Affiant Signature

04/23/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

