Karen Johnson Davidson County
Batch # 1128933 DEEDWARRSP
04/30/2024 10:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,539.20
20240430-0031311

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$416,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: March 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DYLAN POTTER	**SAME**	**091-11-0-097.00**
(NAME) **4301 HILLSBORO PIKE, STE. 300**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CHARLES L. WALKER AND WIFE, LORNA J. WALKER,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN POTTER,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 Nos. 708 and 710, of Block 103 on the Plan of West Nashville No. 1, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Charles L. Walker, unmarried, from Herschel L. Smith, Jr. and wife, Brenda L. Smith, by warranty deed dated December 14, 1993 of record in Book 9186, page 590, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Charles L. Walker and wife, Lorna J. Walker, from Charles L. Walker by quitclaim deed dated September 30, 2005, said Register's Office.

See Durable Power of Attorney for Lorna J. Walker of record in Instrument No. 20140826-0077773, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Pages 74 and 75, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **4805 & 4807 ILLINOIS AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 successors 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; 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 successors and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTORS, but not otherwise.** 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 2ND day of April, 2024.

CHARLES L. WALKER

LORNA J. WALKER
By: Charles L. Walker, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles L. Walker,** the bargainor, 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 2ND day of April, 2024.

My commission expires: **March 3, 2026**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2ND day of April, 2024, before me personally appeared **CHARLES L. WALKER, Attorney in Fact for Lorna J. Walker,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lorna J. Walker**, and who acknowledged that he executed the same as the free act and deed of **Lorna J. Walker.**

Witness my hand and official seal at office this 2ND day of April, 2024.

My commission expires: **March 3, 2026**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public