This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,480,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2024.

Notary Public
My commission expires:

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1130044
05/02/2024 10:42:55 AM
Fees: $13.00 Taxes: $5,476.00

Davidson County
DEEDWARR
2 pgs

20240502-0032167

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Frank Revocable Living Trust 204 Heady Drive Nashville, TN 37205	NEW OWNER	130-15-0 082.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN R. POTTER, JR. AND CONNIE S. POTTER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM N. FRANK OR JENNIFER M. FRANK, TRUSTEES OF THE FRANK REVOCABLE LIVING TRUST, DATED OCTOBER 11, 2023, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "C" on the Plan of Tyne Meade, Section III, as of record in Book 1424, Pages 12, 13 and 14, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to John R. Potter, Jr. and wife, Connie S. Potter, by Quitclaim Deed dated 03/08/2023, from Connie S. Potter, of record in Instrument No. 20230309-0017045, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Connie S. Potter, by Quitclaim Deed dated 08/23/2000, from John R. Potter, Jr., of record in Instrument No. 20001027-0106782, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to John R. Potter, Jr., by Warranty Deed dated 06/18/1997, from John R. Potter (a/k/a John R. Potter, Sr.) and wife, Virginia Potter, of record in Book 10500, Page 614, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2701 Hemingway Drive, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 30 day of April, 2024.

John R. Potter, Jr.

Connie S. Potter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John R. Potter, Jr. and Connie S. Potter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2024.

My commission expires: 6/14/2026

Notary Public

