THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 24047498

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXPIRES NOVEMBER 08, 2027

Karen Johnson
Batch # 1130061
05/02/2024 11:05:59 AM
Fees: $13.00 Taxes: $3,799.90

Davidson County
DEEDWARR
2 pgs

20240502-0032196

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,027,000.00.

Affiant

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

Notary Public
My Commission Expires: 11-8-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John R. Potter, Jr. and Connie Potter 807 Huntington Circle Nashville TN 37215	New Owner	Tax Parcel ID No. 131 06 0C 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rolando Toyos, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Potter, Jr. and Connie Potter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of BURTON HILLS VILLAGE OF HUNTINGTON, TRACT 10, A PORTION OF ZONE LOT II, Planned Unit Development, of record in Plat Book 6250, Page 612, amended in Book 6637, Page 717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rolando Toyos, by Warranty Deed from Andrew Hostetler, of record in Instrument No. 20211203-0160651, in the Register's Office of Davidson County, Tennessee, dated December 01, 2021, and recorded on December 03, 2021. Melissa Toyos joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of Rolando Toyos, as Attorney-in-Fact for Melissa Toyos, which Power of Attorney is recorded in Instrument No. 20240502-0032195 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS VILLAGE OF HUNTINGTON, TRACT 10, A PORTION OF ZONE LOT II, as recorded in Plat Book 6250, Page(s) 612 and Maximum Square Footage Allocations recorded in Book 6637, Page 717.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691 and Book 7146, Page 188.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6644, Page 1 as amended in Book 6917, Page 724.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6644, Page 23 as amended in Book 6917, Page 730.

Agreement as set forth in instrument recorded in Book 6470, Page 383.

This is improved property located at 807 Huntington Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2024.

Rolando Toyos

Melissa Toyos attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Rolando Toyos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Melissa Toyos and they are authorized by Melissa Toyos to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of April, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026