Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1131764 DEEDWARR
05/07/2024 10:01:52 AM 2 pgs
Fees: $13.00 Taxes: $1,279.83
20240507-0033400

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,900.00

Kim Graves
Affiant

Subscribed and sworn to before me, this 6 day of May, 2024.

Kayla R Johnson
Notary Public
My commission expires: 3/23/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Tina Michele Potter	Churchill Mortgage Corp.	**0260605000000**
101 Dorchester Ct	1749 Mallory Lane, Suite 100	
Goodlettsville, TN 37072	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Karen R. Newberry, Trustee of the Newberry Family Trust dated August 18, 2021, and Lauren Bowman

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

Tina Michele Potter, an unmarried 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. 106, Windsor Green, Phase One, Section One, of record in Plat Book 6250, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Bring the same property conveyed to Lewis W Newberry, married, and his spouse, Kay Newberry, and Lauren Bowman, not married, dated December 9, 2016, of record in Instrument No. 20170322-0027862, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed, Lewis Wayne Newberry and wife, Mary Kay Newberry, subsequently conveyed subject property to Karen R. Newberry,Trustee of the Newberry Family Trust dated August 18, 2021, dated August 18, 2021, of record in Instrument No. 20210825-0114487, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 101 Dorchester Ct, Goodlettsville, TN 37072.

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 in 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.

Newberry Family Trust

By Karen R Newberry, Trustee Date: 5/6/24
Karen R. Newberry, Trustee

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Karen R. Newberry, the Trustee of the Newberry Family Trust dated August 18, 2021with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are authorized by the Newberry Family Trust to executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2024.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10/21/2024

Lauren Bowman Date: 5/6/24

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Laura Bowman, the within named Grantor(s), 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, at office, this 6th day of May, 2024.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10/21/2024