Karen Johnson Davidson County
Batch# 1148399 DEEDWARR
06/18/2024 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $629.00
20240618-0045734

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2592

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson MB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of June, 2024.

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dean Hammonds and Pamela Hammonds 3311 Jansing Drive Nashville, TN 37211	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	148-02-0-01700; 134-14-0-02900; 148-02-0-07600; 148-02-0-07800; 134-14-0-02800; 148-02-0-07700

WARRANTY DEED

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, I/WE,

Robert G. Potts, a widower

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dean Hammonds and Pamela Hammonds, husband and wife

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:

PARCEL 1: Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Luna Heights, Section Three, of record in Book 2900, page 138, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Josam Drive, said point being the common front corner of said Lot No. 99 and Reserved Area "D" on said Plan; thence South 86 Degrees 10 Minutes East, 211.2 feet to a point which is a common corner of said Lot No. 99 and Reserved Area "E"; thence eastwardly with the line between said Lot 99 and Reserved Area "E", 83.2 feet to a point in the westerly margin of Jansing Drive; thence southwardly

with said margin of said Drive 152 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence southwestwardly around said curve a distance of 39.3 feet to a point in the northerly margin of Josam Drive; thence westwardly with the northerly margin of Josam Drive, 245.5 feet to the point of beginning.

Being a portion of the same property conveyed to Robert G. Potts and wife, Myrna F. Potts by Installment deed from A. S. Johnson of record in Book 4587, page 645, Register's Office for Davidson County, Tennessee, dated March 21, 1972 and recorded on March 28, 1972. (As to Parcel 1 and Parcel 2) The said Myrna F. Potts having passed away on November 13, 2015 vesting title in Robert G. Potts, surviving spouse and tenant by the entirety.

Being a portion of the same property conveyed to Robert G. Potts by Quitclaim Deed from Robert G. Potts of record in Instrument No. 20230104-0000686 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 04, 2023.

PARCEL 2: Land in Davidson County, Tennessee, being Reserved Area "E", on the Plan of Luna Heights, Section Three, of record in Book 2900, Page 138, Register's Office for said County.

Said Reserved Area "E" fronts 41.7 feet on the westerly side of Jansing Drive and runs back between converging lines 93.2 feet on the northerly side and 83.2 feet on the southerly side to a point which is a corner of Lot No. 99 on said Plan.

Being a portion of the same property conveyed to Robert G. Potts and wife, Myrna F. Potts by Installment deed from A. S. Johnson of record in Book 4587, page 645, Register's Office for Davidson County, Tennessee, dated March 21, 1972 and recorded on March 28, 1972. (As to Parcel 1 and Parcel 2) The said Myrna F. Potts having passed away on November 13, 2015 vesting title in Robert G. Potts, surviving spouse and tenant by the entirety.

Being a portion of the same property conveyed to Robert G. Potts by Quitclaim Deed from Robert G. Potts of record in Instrument No. 20230104-0000686 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 04, 2023.

PARCEL 3: Land in Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Luna Heights, Section One, of record in Book 2854, Page 50, Register's Office for said County.

Said tract lies immediately adjacent to and south of Lot No. 12 on said plan and fronts 48.7 feet on the westerly side of Bakerstown Road and runs back between converging lines 165.0 feet on the southerly side and 157.6 feet on the northerly side.

Being a portion of the same property conveyed to Robert Potts by Installment deed from A. S. Johnson and Audie Jo Johnson of record in Book 4795, page 985, Register's Office for Davidson County, Tennessee, dated March 12, 1974 and recorded on March 13, 1974. - As to Parcels 3 through 6, inclusive.

Being a portion of the same property conveyed to Robert G. Potts by Quitclaim Deed from Robert G. Potts of record in Instrument No. 20230104-0000686 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 04, 2023.

PARCEL 4: Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Luna Heights, Section Two, as of record in Book 2900, Page 85, Register's Office for said County.

Being a portion of the same property conveyed to Robert Potts by Installment deed from A. S. Johnson and Audie Jo Johnson of record in Book 4795, page 985, Register's Office for Davidson County, Tennessee, dated March 12, 1974 and recorded on March 13, 1974. - As to Parcels 3 through 6, inclusive.

Being a portion of the same property conveyed to Robert G. Potts by Quitclaim Deed from Robert G. Potts of record in Instrument No. 20230104-0000686 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 04, 2023.

PARCEL 5: Land in Davidson County, Tennessee, being Reserved Parcel "D" on the Plan of Luna Heights, Section Three, of record in Book 2900, Page 138, Register's Office for said County.

Being a portion of the same property conveyed to Robert Potts by Installment deed from A. S. Johnson and Audie Jo Johnson of record in Book 4795, page 985, Register's Office for Davidson County, Tennessee, dated March 12, 1974 and recorded on March 13, 1974. - As to Parcels 3 through 6, inclusive.

Being a portion of the same property conveyed to Robert G. Potts by Quitclaim Deed from Robert G. Potts of record in Instrument No. 20230104-0000686 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 04, 2023.

PARCEL 6: Land in Davidson County, Tennessee, being Reserved Area "F" on the Plan of Luna Heights, Section 3, as of record in Book 2900, Page 138, Register's Office for said County.

Being a portion of the same property conveyed to Robert Potts by Installment deed from A. S. Johnson and Audie Jo Johnson of record in Book 4795, page 985, Register's Office for Davidson County, Tennessee, dated March 12, 1974 and recorded on March 13, 1974. - As to Parcels 3 through 6, inclusive.

Being a portion of the same property conveyed to Robert G. Potts by Quitclaim Deed from Robert G. Potts of record in Instrument No. 20230104-0000686 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 04, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3311 Jansing Drive, Nashville, TN 37211, Jansing Drive, Nashville, TN 37211, Jansing Drive, Nashville, TN 37211, Jansing Drive, Nashville, TN 37211, Jansing Drive, Nashville, TN 37211, Jansing Drive, Nashville, TN 37211.

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 so 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.

Dated this the 14th day of June, 2024.

Robert G. Potts

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson MB

On this 14th day of June, 2024, before me personally appeared Robert G. Potts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/14/24.

Affiant Signature – Joshua A. Terry

6/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27