Karen Johnson Davidson County
Batch# 1152335 DEEDWARR
06/28/2024 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,723.20
20240628-0048627

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$736,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **JUNE, 2024.**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-060402

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas A. Simmons	American Portfolio Mortgage Corp	
(NAME)	(NAME)	
700 James Avenue, Apt. 4	2401 South Plum Grove Road, Suite 202	102-14-0-044
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Palatine, IL 60067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THIRTY-SIX THOUSAND AND NO/100 DOLLARS ($736,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRANK J. POTTER** AND **KATHRYN W. POTTER, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS A. SIMMONS, an unmarried man** 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. 109 on the Plan of Crest Meade Subdivision, Section 2, as of record in Book 2331, Pages 151 and 152, Register's Office said County.

Said Lot Number 109 fronts 117 feet on the northerly side of Clematis Drive and runs back 260.6 feet on the westerly line and 302.3 feet on the easterly line to a dead line in the rear on which it measures 100.1 feet.

Being the same property conveyed to Frank J. Potter and wife, Kathryn W. Potter by Warranty Deed from William P. Mitchell and wife, Linda D. Mitchell, dated 06/29/1987, of record in Book 7283, Page 167, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **848 Clematis Drive, Nashville, TN 37205**
(House No.) (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 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 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.

Witness our hands this the **26th** day of **June, 2024**

Frank J. Potter

Kathryn W. Potter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of June, 2024, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **Frank J.Potter and Kathryn W. Potter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 26th day of **June, 2024.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I. Dyke Tatum, Notary Public

My Commission expires: **May 25, 2025**

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of June, 2024.

Affiant Signature

Date 6/26/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027