THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16468-BW Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 800 Crescent Centre Dr., Suite 140 Franklin, TN 37067	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 587,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2024. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan M. Campbell and Statyn Coppage	New Owner	
1123 Sunnymeade Drive		061-15-0-150-00
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Thomas Potts and Alice Beatty, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan M. Campbell, unmarried and Statyn Coppage, unmarried, Joint Tenants with right of survivorship**

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. 26, Block B on the Plan of Resubdivision of Sunnymeade Unit No. 1-Subdivision of Sunnymeade Unit No. 2 of record in Plat Book 974, Page(s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Potts and Alice Beatty, both unmarried as joint tenant with rights of survivorship by Warranty deed from William M. Rios, Rachel E. Hamilton, husband and wife of record in Instrument No. 20180716-0068714 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 16, 2018.

The execution of this instrument is affected by the signature of Alice Beatty, as Attorney-in-Fact for Thomas Potts, which Power of Attorney is recorded in Instrument Number 20240717-0053745 said Register's Office.

0053745

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1123 Sunnymeade Drive, Nashville, TN 37216**

Karen Johnson Davidson County
Batch # 1159068 DEEDWARR
07/17/2024 10:19:22 AM 2 pgs
Fees: $13.00 Taxes: $2,173.75

20240717-0053746

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 16 day of July, 2024.

Thomas Potts
by Alice Beatty as Attorney in fact
Thomas Potts
BY: Alice Beatty, Attorney-in-Fact

Alice Beatty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Beatty, 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 on behalf of Thomas Potts as his attorney in fact, as the free act and deed of the within named Thomas Potts.

Witness my hand and official seal at Brentwood, TN this 16 day of July, 2024.

Notary Public
My Commission Expires: Nov 8 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alice Beatty,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of July, 2024.

Notary Public
My Commission Expires:

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON