Karen Johnson Davidson County
Batch# 1159941 DEEDWARR
07/22/2024 07:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240722-0054358

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No: 01-MEM24-16941
FNTC No: 11853867

Ivey Title, LLC Ref: () Title No.: 63742
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Larry Evans Potter Patti Kissel Potter 118 Hicks Road Nashville, TN 37221	Stockton Mortgage Corpoaration 88 C. Michael Davenport Blvd. Frankfort, KY 40601

TAX MAP PARCEL NUMBERS: 142160G01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$430,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Cox and wife Laura Cox, as to a one-half interest, and Brittany Cox, as to a one-half interest, the half interests as they relate to one another, to be held as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry Evans Potter and Patti Kissel Potter, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 11 of Devon Close Town Homes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 9700, page 147, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William Cox and wife, Laura Cox, as to a one-half interest and Brittany Cox, as to a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship, by Warranty Deed from Barrett Schaefer, dated May 25, 2022 and recorded on May 26, 2022 of record in Instrument No. 20220526-0061473, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 9700, page 147, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 9747, page 278, amended in Instrument No. 20170310-0024056 and Instrument No. 20200304-0024121, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20110629-0049687, said Register's Office.

This is improved property, known as 118 Hicks Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of July, 2024.

William Cox

Laura Cox

Brittany Cox

State of Tennessee

County of Davidson

On this 16th day of July, 2024, before me the undersigned authority, personally appeared William Cox, Laura Cox, and Brittany Cox, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Shelby

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

Sworn and subscribed before me this 18 day of July, 2024.

Notary

My Commission Expires: KERI SOMOGYI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 17, 2027

I, **Bren Olswanger**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bren Olswanger

State of Tennessee

County of Shelby

Personally appeared before me, **Katie Craddock**, a notary public for this county and state, **Bren Olswanger**, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2027

Notary's Seal

