WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-P-24-4204

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Liberty Pike Partners, a Tennessee General Partnership	**Same as New Owner**	
(NAME)	(NAME)	**091-16-0-261-00**
PO Box 92167		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SONNIE E. POTTS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIBERTY PIKE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 105 and the westerly 11 feet of Lot No. 103, of Block 4, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the property conveyed to Sonnie E. Potts and wife, Virginia S. Potts by Quit Claim Deed from Sonnie E. Potts and wife, Virginia S. Potts, as tenants by the entirety; and Harold Reeves, Trustee of record as Instrument No. 0500134, book 11157, page 213 in the Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 15, 1998.
The said Virginia S. Potts having since died leaving property to Sonnie E. Potts as sole surviviing tenant by the entirety.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat of Charlotte Park Company's First Addition recorded in Book 57 Page103, Register's Office for Davidson County, Tennessee.
- County taxe for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4204 Dakota Avenue , Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1164926 DEEDWARR
08/01/2024 01:32:31 PM 2 pgs
Fees: $13.00 Taxes: $2,319.90
20240801-0058477

Witness my/our hand(s) this the 31st DAY OF JULY, 2024.

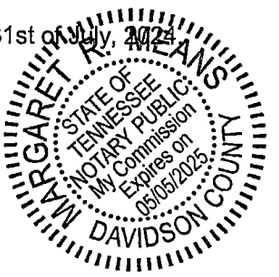
Sonnie E. Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONNIE E. POTTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212