THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

Karen Johnson Davidson County
Batch # 1166806 DEEDWARR
08/05/2024 03:42:07 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20240805-0059667

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
JOHN R. POTTER, JR., et ux., et al. 807 Huntington Circle Nashville, TN 37215	SAME	131060C00200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration or the value of the property transferred is $150,000.

Affiant

SUBSCRIBED AND SWORN to before me by John R. Potter, this 5th day of August, 2024.

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Claire Radel
Notary Public
My Commission Expires: 3-9-2027

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand Dollars ($150,000.00), the receipt of which is hereby acknowledged, we, JOHN R. POTTER, JR. and CONNIE S. POTTER, hereinafter "GRANTORS," have this day bargained and sold and do hereby transfer and convey unto AMANDA POTTER GIBBS, her heirs and assigns, hereinafter "GRANTEE," a

three-twentieths (3/20) undivided interest as a tenant in common in a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, said interest in said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, her heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said interest in said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown in Exhibit A.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons except as herein stated.

After this conveyance, Grantors will own an 85% undivided interest as tenants by the entirety and Grantee will own a 15% undivided interest as a tenant in common.

WITNESS our hands this 2 day of August, 2024.

JOHN R. POTTER, JR.

CONNIE S. POTTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JOHN R. POTTER, JR. and CONNIE S. POTTER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of August, 2024.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

NOTARY PUBLIC
My Commission Expires: 7/7/25

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of BURTON HILLS VILLAGE OF HUNTINGTON, TRACT 10, A PORTION OF ZONE LOT II, Planned Unit Development, of record in Plat Book 6250, Page 612, amended in Book 6637, Page 717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John R. Potter, Jr. and Connie S. Potter by Warranty Deed of record in Instrument Number 20240502-0032196, R.O.D.C.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann §67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS VILLAGE OF HUNTINGTON, TRACT 10, A PORTION OF ZONE LOT II, as recorded in Plat Book 6250. Page(s) 612 and Maximum Square Footage Allocations recorded in Book 6637, Page 717.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691 and Book 7146, Page 188.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6644, Page 1 as amended in Book 6917, Page 724.

Agreement as set forth in instrument recorded in Book 6470, Page 383.

This is property known as 807 Huntington Circle, Nashville, TN 37215.