Karen Johnson Davidson County
Batch# 1172309 DEEDWARR
08/20/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $6,882.00
20240820-0063901

WARRANTY DEED

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,860,000.00 $1,860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/17/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Davison and Bethany L. Davidson	New Owner	
(NAME) 1515 Paris Avenue	(NAME)	117 04 0 270.00
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **POTTER BROTHERS CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A. DAVISON AND BETHANY L. DAVIDSON HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Being the Easterly 50 feet of Lot No. 56 and the Easterly 50 feet of the Northerly 55 feet of Lot No. 57 on the Plan of VICTORIA PLACE, as of record in Plat Book 332, Page 10, Register's Office for said County, and described as follows:

Beginning on the Southerly margin of Paris Avenue 110 feet Easterly from the Easterly margin of Belmont Boulevard; thence with the Southerly margin of said Avenue Eastwardly 50 feet to the Westerly margin of an alley; thence with the Westerly margin of said alley Southwardly 130 feet; thence parallel with said Avenue Westwardly 50 feet; thence Northwardly 130 feet to the beginning.

Being the same property conveyed to Potter Brothers Construction LLC, a Tennessee Limited Liability Company, by Warranty Deed from Theodore Roosevelt Townsend, III, Eleanor Ann Tyson-Bass, Leventa Conchita Cook, Matthew Edwards, Theodore R. Townsend, IV, Tenisha Townsend, Tremayne Townsend and Sarah Leann Tyson Newby, of record in Instrument No. 20220131-0010876, in the Register's Office of Davidson County, Tennessee, dated January 27, 2022, and recorded on January 31, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved _x_ property, known as 1515 Paris Avenue, Nashville, TN 37212
(House Number) (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 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.

Witness my hand this 15th day of August, 2024

POTTER BROTHERS CONSTRUCTION LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing Member of Potter Brothers Construction LLC, a Tennessee Limited Liability Company the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and official seal this 15 day of August, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

Certificate of Authenticity

I, Katie Smith, 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 8/15/24.

Date

Affiant Signature

8/15/24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of August, 2024.

Notary's Signature

My Commission Expires: 1-17-24
Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY