Karen Johnson Davidson County
Batch# 1198596 DEEDWARR
10/30/2024 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20241030-0083417

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249870

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$390,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23rd day of October, 2024.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 23rd day of October, 2024, among:

PHILLIP GRACE, AN UNMARRIED MAN AND AUSTIN LOTT, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SARAH POTENZA, SINGLE WOMAN, AND KATHLEEN DONAVON, SINGLE WOMAN, JOINT TENANTS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being all of Lot No. 94 on the Plan of Section Two, Reelfoot, of record in Plat Book 5200, page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Hayse Grace and Keisha Grace, husband and wife and Austin Lott, unmarried by deed from John Lattimore, married Anne Chandler Lattimore, husband and wife, dated October 25, 2016, of record in Instrument No. 20161115-0120251, Register's Office for Davidson County, Tennessee. The property was further conveyed to Phillip Grace, an unmarried man and Austin Lott, an unmarried man, as tenants in common with right of survivorship by deed from Phillip Grace a/k/a Phillip Hayse Grace and Keisha Grace, husband and wife and Austin Lott, unmarried, dated March 6, 2023, of record in Instrument No. 20230310-0017298, said Register's Office.

Being also known as 908 Sandburg Court, Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Phillip Grace

Austin Lott

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Phillip Grace and Austin Lott**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of October, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2028

Owner Name & Property Address:

Name: KATHLEEN DONAVON AND SARAH POTEET
Address: 908 SANDBURG CT
City, State, Zip: NASHVILLE, TN 37214

Responsible Party For Taxes:

Name: CROSSCOUNTRY MORTGAGE LLC
Address: 2160 SUPERIOR AVE
City, State, Zip: CLEVELAND, OH 44114

Tax ID: ~~108-08-237.00~~ 108-08-D-237.00 CUC

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 23. 2024.

Affiant Signature

28th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

