Karen Johnson Davidson County
Batch# 1202598 DEEDQC
11/07/2024 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086681

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2024.

RUSSELL J. McCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

My Commission Expires:

Notary Public

ADDRESS NEW OWNER(S):
Tommy G. Potts, Sr. Trust
211 Deer Road
Smyrna, TN 37167

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
163-149.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Tommy G. Potts, Sr.**, a single man, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustee of the **Tommy G. Potts, Sr. Trust**, under agreement dated November 6, 2024, his heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being described on the attached Exhibit A.

Being the same property conveyed to **Tommy G. Potts and wife, Ellen G. Potts,** by Installment Deed from Sarah Elizabeth McClendon Chilton, Milton Curtis McClendon and wife, Sarah McClendon, of record in Book 4572, Page 448, Register's Office for Davidson County, Tennessee. Ellen G. Potts having since died and title vested solely in Tommy G. Potts, Sr.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 6th day of November, 2024.

Tommy G. Potts, Sr.

Tommy G. Potts, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tommy G. Potts, Sr.**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2024.

My Commission Expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

Notary Public

EXHIBIT

LEGAL DESCRIPTION

Physical Address: 5550 Mt. View Road, Antioch, TN 37013; Parcel #: 16300014900

That certain property more particularly described as follows:

An interest in land, said interest being over a portion of the following described parent parcel:
A tract of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 17, 1955, as follows:

Beginning on the northerly margin of the New Mount View Road at the southwest corner of the property conveyed to J. C. Barker and wife, by deed from Charles W. Dickerson and wife, of record in Book 1309, Page 61, Register s' Office for said County; thence South 1° 30' West 125.8 feet to the center of the N. C. & St. L. RR; thence with the center thereof South 72° 15' East 956 feet; thence with a fence line North 4° East 726 feet to an old stone marked "D"; thence North 89° West 115.5 feet to the northerly margin of the New Mount View Road; thence with said Road as follows: South 57° 32' West 201 feet; South 57° 15 'West 100 feet; South 62° 40 'West 100 feet; South 69° West 100 feet; South 74° 30 'West 100 feet; South 80° 15 'West 100 feet; South 86° 45 'West 100 feet and North 88°15' West 100 feet to the beginning, containing 8.25 acres, more or less.

AND BEING the same property conveyed to Tommy G. Potts and Ellen G. Potts from Sarah Elizabeth McClendon Chilton, Milton Curtis McClendon and Sarah McClendon by Installment Deed dated December 14, 1971 and recorded January 27, 1972 in Deed Book 4572, Page 448.

Certificate of Authenticity

I, Russell J. McCann, 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

11/6/24.

Date

Affiant Signature

11/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of November, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON