RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

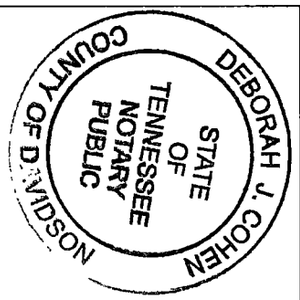
BOX 10-A

~~Box 10-B~~

Karen Johnson
Batch # 1216540
12/16/2024 10 13 27 AM
Fees $18 00 Taxes $1,017 50

Davidson County
DEEDWARR
3 pgs

20241216-0097319



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Linda West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF **DECEMBER, 2024.**

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DYLAN POTTER	**SAME**	**091-11-0-096.00**
(NAME) **4301 HILLSBORO PIKE, SUITE 300**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LINDA JANE CLARK WEST, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN POTTER, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SAID PROPERTY.****

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, pages 74 and 75, and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **4803 ILLINOIS AVENUE, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 12th day of December, 2024.

Linda Jane Clark West

LINDA JANE CLARK WEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 13th day of December, 2024

My commission expires: **MARCH 3, 2026.**

Deborah J. Cohen

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 704 and all of Lot No. 706 of Block No. 103, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 704 and all of Lot No. 706 front together 35 feet on the southerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to MRS. JULIA MAE SEXTON, by deed from MRS. ANN D. HADWIN AND LEWIS T. HADWIN, of record in Book 4184, page 533, dated August 28, 1967, said Register's Office.

Julia Mae Sexton having since died intestate on August 29, 2010 leaving Annie Lee Duncan Hadwin, Alice Evaline Duncan, and Pauline Duncan Clark, her only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20130607-0057989, said Register's Office.

Annie Lee Duncan Hadwin died on September 11, 1971. Alice Evaline Duncan died on January 2, 1998.

Pauline Duncan Clark died intestate on April 22, 1981, leaving her interest to Linda Jane Clark West, Danny Eugene Clark, and Billie Joe Clark, her only heirs at law.

Danny Eugene Clark further conveyed his interest to Linda Jane Clark West, by quitclaim deed expressly reserving a life estate of record in Instrument No. 20130613-0060653, dated June 13, 2013, said Register's Office. Danny Eugene Clark died November 23, 2016.

Billie Joe Clark died intestate on March 2, 2008, leaving his interest to Rhonda Clark Beard, Johnny Clark, David Clark, and Jason Clark, his only heirs at law.

Rhonda Clark Beard further conveyed her interest to Linda Jane Clark West, by quitclaim deed expressly reserving a life estate of record in Instrument No. 20130613-0060654, dated June 7, 2013, said Register's Office. Rhonda Clark Beard relinquished her life estate to Linda Jane Clark West, by quitclaim deed of record in Instrument No. 20190503-0041611, dated March 13, 2019, said Register's Office.

Johnny Clark further conveyed his interest to Linda Jane Clark West, by quitclaim deed expressly reserving a life estate of record in Instrument No 20130613-0060655, dated June 11, 2013, said Register's Office. Johnny Clark relinquished his life estate to Linda Jane Clark West, by quitclaim deed of record in Instrument No. 20190503-0041612, dated March 13, 2019, said Register's Office.

David Clark further conveyed his interest to Linda Jane Clark West, by quitclaim deed expressly reserving a life estate of record in Instrument No. 20130613-0060656, dated June 7, 2013, said Register's Office David Clark relinquished his life estate to Linda Jane Clark West, by quitclaim deed of record in Instrument No 20190503-0041613, dated March 13, 2019, said Register's Office.

Jason Clark further conveyed his interest to Linda Jane Clark West, by quitclaim deed expressly reserving a life estate of record in Instrument No. 20130613-0060657, dated June 7, 2013, said Register's Office. Jason Clark relinquished his life estate to Linda Jane Clark West, by quitclaim deed of record in Instrument No. 20190503-0041614, dated March 13, 2019, said Register's Office.