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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1216550
12/16/2024 10 42 58 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20241216-0097345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

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

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES

(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
Joshua Donnell	New Owner	
(NAME)	(NAME)	091-11-0-096.00
4803 Illinois Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DYLAN POTTER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA DONNELL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly 10 feet of Lot No. 704 and all of Lot No. 706 of Block No. 103, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

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 Julia Mae Sexton by Warranty Deed from Ann D Hadwin and Lewis T Hadwin of record in Book 4184, page 533, Register's Office for Davidson County, Tennessee, dated August 28, 1967 and recorded on October 27, 1967. The Julia Mae Sexton died on August 10, 2010 as set forth in the Affidavit of Heirship recorded on June 7, 2013 and Instrument No. 20130607-0057989.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from Danny Eugene Clark of record in Instrument No. 20130613-0060653 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from Rhonda Clark Beard of record in Instrument No. 20130613-0060654 Register's Office for Davidson County, Tennessee, dated June 7, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from Johnny Clark of record in Instrument No. 20130613-0060655 Register's Office for Davidson County, Tennessee, dated June 11, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from David Clark of record in Instrument No. 20130613-0060656 Register's Office for Davidson County, Tennessee, dated June 7, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from Jason Clark of record in Instrument No. 20130613-0060657 Register's Office for Davidson County, Tennessee, dated June 7, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from Rhonda Clark Beard of record in Instrument No. 20190503-0041611 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on May 3, 2019.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from Johnny Clark of record in Instrument No. 20190503-0041612 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on May 3, 2019.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from David Clark of record in Instrument No. 20190503-0041613 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on May 3, 2019.

Being the same property conveyed to Linda Jane Clark West by Quitclaim Deed from Jason Clark of record in Instrument No. 20190503-0041614 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on May 3, 2019.

Being the same property conveyed to Dylan Potter, a married man by Warranty Deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This was never the marital residence of the herein named Grantor.

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 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 13th day of December, 2024

DYLAN POTTER

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 Dylan Potter, the bargainor, 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 this 13th day of December, 2024

Commission expires

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

JW2024-1470