Karen Johnson Batch # 1240285 02/24/2025 01 58 06 PM Fees $12 00 Taxes $0 00 20250224-0013570 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-** Elmer Ray Potts Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January 2025 Notary Public MY COMMISSION EXPIRES: 5/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Elmer Ray Potts Living Trust	**Same**	**126 15 0A 072.00 CO**
(NAME) **8013 Settlers Way**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Elmer Ray Potts,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Elmer Ray Potts, Trustee of the Elmer Ray Potts Living Trust,** established by **The Declaration of Trust of the Elmer Ray Potts Living Trust, Dated November 22, 2024**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being Lot No 284 of the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, page 667, Register's office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Dennis J Sperrazza, Sr , and wife, Peggy Sperrazza, by Warranty Deed from Elizabeth Amy Krummel, FKA Elizabeth Amy Lown and Kurt Krummel, wife and husband, dated December 18, 2015 and recoded on December 30, 2015, of record in Instrument No 20151230-0131218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elmer Ray Potts, by Warranty Deed dated September 15, 2020, from Dennis J Sperrazza, Sr , and wife, Peggy Sperrazza, of record in Instrument No 20200916-0105868, Register's Office for Davidson County, Tennessee

Description Reference· Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to· Taxes for 2020, and subsequent years, All matters shown on the Plan, with Owner's Certificate, of record in Book7900, page 667, said Register's Office, The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars, Charter of Boone Trace Homeowners Association of record in Book 9607, page 534, said Register's Office, Agreement for Dedication of Public Utilities Easement to Harpeth

Valley Utility District of record in Instrument No 20040204-0013636 and Instrument No 20150826-0086305, said Register's Office

Previous conveyance included in legal description.

Unimproved ( )
This is improved (X) property, known as: **8013 Settlers Way, Nashville, Tennessee 37221**

Witness our hands, this the 28th day of January, 2025.

Elmer Ray Potts
ELMER RAY POTTS

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 **ELMER RAY POTTS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 28th day of January, 2025.

My Commission Expires. 3/3/2026

Notary Public

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026