Karen Johnson Davidson County
Batch# 1271535 DEEDQC
05/09/2025 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036719

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

TERI WADE STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

Subscribed and sworn to before me this
1st day of ~~April~~ May, 2025.

My Commission Expires: 6/7/2028

NOTARY PUBLIC

Address New Owners as Follows:
Robert Wayne Hatfield &
Alexandra E Erkkila
828 Old Hickory Blvd,
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel:
16000012500

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Victor Poteet and Julie Poteet,** husband and wife, Grantors, hereby quitclaim and conveys all their undivided right, title and interest in the hereinafter described properties to **Robert Wayne Hatfield and Alexandra E. Erkkila,** husband and wife, Grantee. To wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of RESUBDIVISION LOTS 2 & 3 SECTION ONE BOKOR HEIGHTS, as shown on plat of record in Book 4350, Page 48, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert Wayne Hatfield, Alexandra E. Erkkila, husband and wife, and Victor Poteet and Julie Poteet, husband and wife, from Lex & Co, LLC, a Tennessee limited liability company, by Warranty Deed of record as Instrument No. 20240207-0008774, in the Register's Office for Davidson County, Tennessee.

Said property conveyed is subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this

conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st day of ~~April~~ May, 2025.

Victor Poteet

Julie Poteet

STATE OF TENNESSEE

COUNTY OF Bradley

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Victor Poteet and Julie Poteet**, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand and seal, this 1st day of ~~April~~ May, 2025.

TERI WADE
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Notary Public

My Commission Expires: 6/7/2028

24-19 M+H

Certificate of Authenticity

I, Anna N. Dolan, 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

5/9/25.

Date

Affiant Signature

5-9-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of May, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON