Karen Johnson Davidson County
Batch# 1300678 DEEDWARR
07/22/2025 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20250722-0057778

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Actual consideration or value, whichever is greater is $705,000.00.

Affiant

Subscribed and sworn before me this the 11th day of July, 2025.

Notary Public
My commission expires: 5-16-2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Taylor N. Pottmeyer 5602 B Tennessee Ave Nashville, TN 37209	**United Wholesale Mortgage** **585 South Boulevard E.** **Pontiac, MI 48341**	091-06-0 378.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, INDIA CHRISTIAN GRAVES AND THOMAS C. BROWN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TAYLOR NICOLE POTTMEYER, UNMARRIED WOMAN, AND RODNEY POTTMEYER, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1507 on the Plan of Block 13, Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to India Christian Graves and Thomas C. Brown, husband and wife, by deed dated 02/17/2016, from Magnolia Properties, LLC, of record in Instrument No. 20160219-0016187, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5602 B Tennessee Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in, Instrument: **20250722-0057561**, in the aforementioned Registers Office.

Witness my hand this the 11th day of July, 2025.

India Christian Graves

Thomas C. Brown by India Christian Graves, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, India Christian Graves, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

On this 11th day of July, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared India Christian Graves with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas C. Brown, by Specific Power of Attorney dated July 5th, 2025, and who acknowledged that he executed the same as the free act and deed of Thomas C. Brown.

Witness my hand and official seal this 11th day of July, 2025.

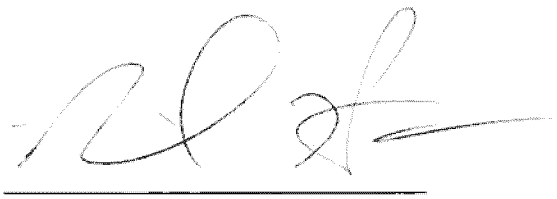
My Commission Expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Nick Harris, 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 July 11, 2025.



Affiant Signature

7/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of July, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

