THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

P M Potempa
PATRICK MATTHEW POTEMPA, AFFIANT

Subscribed and sworn to before me, this 14 day of August 2025.

Jessica Ann Clegg
NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JANUARY 4, 2027

Karen Johnson
Batch # 1313087
08/21/2025 11 34 46 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250821-0067014

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
PATRICK MATTHEW POTEMPA and KATES POTEMPA, CO-TRUSTEES 2509 Oakland Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 117-04-0-015.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Patrick Matthew Potempa and Catherine Snyder, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Patrick Matthew Potempa and Kates Potempa, Co-Trustees of the Amended and Restated Potempa Joint Revocable Trust, created February 5, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2509 Oakland Avenue, Nashville, TN 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of the Resubdivision of Lots 198 & 197 Belmont Heights of record in Book 6200, Page 498, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick M. Potempa and Catherine Snyder, husband and wife, from Patrick Matthew Potempa and Kates Potempa, Co-Trustees of the Amended and Restated Potempa Joint Revocable Trust, created February 5, 2024, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240426-0030421. In this document and the above referenced recorded instrument, Catherine Snyder is one and the same as Kates Potempa.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14 day of August 2025

Patrick Matthew Potempa, Grantor

Catherine Snyder, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Patrick Matthew Potempa**, the Grantor, 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 office, this 14 day of August 2025.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Catherine Snyder**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of August 2025.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027