This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1313163 DEEDQC
08/21/2025 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250821-0067107

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ESTEFANY WALLACE 5125 Overton Road Nashville, TN 37220	SAME	146 15 107

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this August 21, 2025.

Notary Public
My Commission Expires: Feb 19, 2029

ALYSSA HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB 19, 2029

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, TODD S. POTGETER and JENNIFER W. POTGETER, Trustees of the H.L. LAUBACH REVOCABLE LIVING TRUST AGREEMENT, dated November 27, 2015, hereinafter called Grantor, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto ESTEFANY WALLACE, who is one and the same as ESTEFANY GABRIELA LAUBACH, a married woman, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this August 21, 2025.

By: _____
TODD S. POTGETER

Jennifer W. Potgeter
JENNIFER W. POTGETER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TODD S. POTGETER and JENNIFER W. POTGETER with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 21st day of August, 2025.

MARIAH K. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

Mariah K. Medlin
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, Being Lot No. 14 on the Plan of Brentwood Hall Annex, of record in Plan Book 2330, page 69, Register's Office for said County.

Said Lot No. 14 fronts 140 feet on the westerly margin of Overton Road and extends back 198 feet on the northerly line and 265 feet on the southerly line to a deed line in the rear, measuring 136.2 feet thereon.

Being the same property conveyed to HELEN L. LAUBACH, Trustee of the H.L. LAUBACH REVOCABLE LIVING TRUST, dated November 27, 2015, by Quitclaim Deed of record from HELEN L. LAUBACH, unmarried, in Instrument No. 20151203-0122058, Registers Office for Davidson County, Tennessee. HELEN L. LAUBACH passed away on October 15, 2019. Pursuant to Section 3.04(2) of the H.L. LAUBACH REVOCABLE LIVING TRUST AGREEMENT, dated November 27, 2015, TODD S. POTGETER and JENNIFER W. POTGETER, as successor Trustees, are directed to distribute said property to HELEN L. LAUBACH's sole living heir, ESTEFANY GABRIELA LAUBACH, who is one and the same as ESTEFANY WALLACE.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 5125 Overton Road, Nashville, Tennessee 37220.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 August 21, 2025 (date of document).

Signature

August 21, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of August 2025.

Notary Public
My Commission expires: _____

