Karen Johnson Davidson County
Batch# 1318870 DEEDQC
09/05/2025 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250905-0070962

THIS INSTRUMENT PREPARED BY:

Buchalter, a Professional Corporation
1 Music Circle South, Suite 300
Nashville, TN 37203
Attn: Talbott Ottinger

Prepared from information furnished by the parties hereto without the benefit of a title examination.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn before me this 4th day of September, 2025.

Notary Public

My Commission Expires: 5/28/29

(Affix Seal)

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY
WILLIAMSON COUNTY

Address New Owner:
Lincoln R. Potter
911 Southside Place
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map and Parcel:
134-00-0-111.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and No/100 ($10.00),** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Green & Hall Properties**, a Tennessee general partnership ("Grantor"), does hereby quitclaim, transfer and convey unto **Lincoln R. Potter**, an individual resident of the State of Tennessee ("Grantee") certain improved real property located interest in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein by reference (the "Property").

The Property is improved property located at **1186 Antioch Pike, Nashville, Davidson County, Tennessee.**

Said Property is conveyed subject to such limitations, restrictions and encumbrances which may affect the Property.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of this the 4 day of September, 2025.

GRANTOR:

Green & Hall Properties,
a Tennessee general partnership

By: Rose Mary Green
Name: Rose Mary Green
Its: Authorized Representative

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Rose Mary Green, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Authorized Representative of Green & Hall Properties, a Tennessee general partnership, and that as such Authorized Signatory acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of September, 2025.

Geraldine Simmons Curry
NOTARY PUBLIC

My Commission Expires: 5/28/29

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Description of Real Property

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Property located in Davidson County, Tennessee, being described as follows:

Beginning at an existing iron rod in the Northerly margin of Antioch Pike (formerly Mill Creek Valley Pike) at a corner common with Scott Fowlkes, as of record in Deed Instrument No. 20010906-0096621 at the Register's Office for Davidson County, Tennessee and being S 43 deg. 04' 38" E 150.49 feet from the Southernmost corner of Martha Stinson (Deed Instrument No. 20050511-0053384, Register's Office for Davidson County, Tennessee) and 491.52 feet East of the intersection of Antioch Pike and CSX; Thence with the easterly property line of Scott Fowlkes, North 43 deg. 17 min 00 sec East 262.30 feet to a an existing iron rod on the southerly right-of-way line of C.S.X. Transportation Railroad; Thence with the southerly right-of-way line of C.S.X. Transportation Railroad along curve to the right with an arc length of 52.09 feet, the radius of which is 2814.93 feet, the central angle of which is 01 deg 03 min 37 sec, the chord of which is 52.09 feet and chord bearingSouth 63 deg. 00 min 27 sec East to an iron rod set at a corner common with Johan & Villatoro Madriz as of record in Deed Instrument No. 20220923-0105842, at said Resister's Office; Thence leaving the southerly right-of-way line of C.S.X. Transportation Railroad with the westerly property line of Johan & Villatoro Madriz, South 43 deg 16 min 29 sec West 280.35 feet to an iron rod set on the northerly right-of-way line of Antioch Pike. Thence with the northerly right-of way line of Antioch Pike North 42 deg 46 min 49 sec West 50.16 feet to the point of beginning, containing 13,576 square feet (0.31 acres more or less).

Being the same property conveyed to Lincoln R. Potter, an individual resident of the State of Tennessee by Special Warranty Deed from Green & Hall Properties, a Tennessee general partnership recorded in Instrument Number ____202509050070961_____, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 9/3/2025 (date of document).

Erica Allyn
Affiant Signature

9/4/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4 day of September, 2025.

Dyngelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

