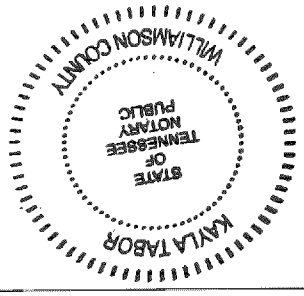
Karen Johnson Davidson County
Batch# 1319106 DEEDWARR
09/08/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20250908-0071281

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Witt, III and Michelle M Witt Family Trust dated October 19, 2021	New owners	
(NAME)	(NAME)	131-05-0-012.00
3535 Trimble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT POTTER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN WITT, III AND MICHELLE M. WITT, TRUSTEES OF THE MARTIN WITT, III AND MICHELLE M WITT FAMILY TRUST DATED OCTOBER 19, 2021,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Resubdivision of Lot 29, Russwood Heights of record in Plat Book 5800, Page 249, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam G Will, unmarried, by Warranty Deed from Justine M. Venegas, Trustee of the Venegas Trust 1 under trust Instrument dated August 10, 1995 of record in Instrument No. 20210517-0066027 Register's Office for Davidson County, Tennessee, dated May 07, 2021.

Being the same property conveyed to Robert Potter, a married man, by Warranty Deed from Adam G. Will, unmarried, of record in Instrument No. 20231002-0077073 Register's Office for Davidson County, Tennessee, dated September 28, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3535 Trimble Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 5th day of September, 2025

ROBERT POTTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Potter, the bargainor, 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 this 5th day of September, 2025.

Commission expires:

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

CH2025-930

Certificate of Authenticity

I, J. Trent Lehman, 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 9/5/25.

Date

Affiant Signature

9/5/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of September, 2025.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

