Karen Johnson
Batch # 1337115
10/22/2025 09 58 09 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251022-0084054

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 PATRICK MATTHEW POTEMPA, AFFIANT Subscribed and sworn to before me, this 15 day of October 2025 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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PATRICK MATTHEW POTEMPA and CATHERINE SNYDER 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 Kates Potempa, as Co-Trustees ("Trustee") of the Amended and Restated Potempa Joint Revocable Trust, created February 5, 2024, ("Trust") do hereby quitclaim, transfer and convey unto Patrick Matthew Potempa and Catherine Snyder, husband and wife, their successors and assigns, all of the Trust's 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 Matthew Potempa and Kates Potempa, Co-Trustees of the Amended and Restated Potempa Joint Revocable Trust, created February 5, 2024, from Patrick Matthew Potempa and Catherine Snyder, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20250821-0067014. In this document and the above referenced recorded instrument, Catherine Snyder is one in 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, Trustee has executed this instrument on this the 15 day of October 2025.

Patrick Matthew Potempa, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust

Kates Potempa, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust

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, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust**, 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 15 day of October 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 **Kates Potempa, Co-Trustee of the Amended and Restated Potempa Joint Revocable Trust**, 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 15 day of October 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