Karen Johnson Davidson County
Batch# 1372974 DEEDWARR
01/23/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20260123-0005849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Zybe Potka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zybe Potka	New Owner	Map: 095-03-0-A-059.00
(NAME) P.O. Box 148195	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT M. WORMSLEY, MARRIED AND J. RODNEY CARMICAL, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZYBE POTKA, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 59 of Magnolia Square Condominiums as of record in Book 5200, Page 702, and Master Deed of record in Book 6685, Page 253, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to Robert M. Wormsley and J. Rodney Carmical, by deed from Charles H. Turner, of record in Book 7398, Page 800, dated November 5, 1987, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 702, said Register's Office; (3) Rules and Regulations of record in Instrument No. 20060725-0089316, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Book 6684, Page 626 and Book 6685, Page 288, in the Register's Office for Davidson County, Tennessee; (5) Memorandum of Lease of record in Book 10419, Page 544, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence of all Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Book 6685, Page 253, amended in Book 8145, Page 401, Book 10320, Page 582 and Instrument No. 20130227-0019654, and Book 6685, Page 277, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2258 Lebanon Pk, Unit 59, Nashville, TN 37214
(House No.) (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 our hands this 22nd day of January, 2026.

Robert M. Wormsley

J. Rodney Carmical

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 M. Wormsley and J. Rodney Carmical, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of January, 2026.

My Commission Expires: 1/24/28

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Channing Miles, 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 January 22, 2026.

(AFFIANT) – Channing Miles

01/22/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of January, 2026.

My commission expires: 1/24/28

Notary Public

