 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2026. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1384411 DEEDWARR
02/23/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260223-0014331

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amado Benitez	**New Owner**	**128-14-0-067.00**
7940 Stallion Court		
Nashville, TN 37221		

FOR AND IN 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, I,

Leigh Ann Potter, as primary beneficiary of James A. Prekrel,

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

Amado Benitez, a married man, as his sole and separate property

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. 83 on the Plan of Harpeth Park, Section Two of record in Book 3700, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 83 fronts 87.0 feet on the southerly side of Esterbrook Drive and runs back 184.34 feet on the easterly line and 189.07 feet on the westerly line to a line in the rear which measures 101.43 feet.

Being all of the property conveyed to James A. Prekrel and wife, Wanda Sue Tolman Prekrel, as tenants by the entirety, by deed from James A. Prekrel and wife, Wanda Sue Tolman Prekrel, of record in Book 5214, Page 699, dated October 25, 1977, Register's Office for Davidson County, Tennessee. And being the same property conveyed to James A. Prekrel and wife, Wanda Sue Tolman Prekrel by Warranty Deed from Robert L. Tolman in Book 5214, Page 697, Register's Office for Davidson County, Tennessee. Wanda Sue Tolman Prekrel died and title vested solely in James A. Prekrel. James A. Prekrel died November 8, 2025, and his Will, being probated as Case No. 25P2447, Davidson County Probate Court, devised the property to Leigh Ann Potter.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 3700, Page 58, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 3990, Page 68, Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

M&H File #: **26-78**

This is improved property known as 8037 Esterbrook Drive, Nashville, TN 37221.

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 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/our hand(s) this 19th day of February, 2026.

Leigh Ann Potter

Leigh Ann Potter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Leigh Ann Potter, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2026.

Notary Signature

My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-78**

Certificate of Authenticity

I, Shannon R Richardson, 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

Feb 19, 2026.

Date

Shannon R Richardson

Affiant Signature

2-19-2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of Feb, 2026.

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____

Date

Notary's Seal (if on paper)