WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415407 DEEDWARR
05/04/2026 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $858.77
20260504-0039793

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sales Enterprises Inc., a Tennessee Corporation	NEW OWNER	098-05-0-052.00
(NAME)	(NAME)	
PO Box 148484		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-TWO THOUSAND ONE HUNDRED AND NO/100 Dollars ($232,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JANE POTTER JONES, AN UMARRIED WOMAN, AND JENNIFER POTTER DAVIS, A MARRIED WOMAN, HEIRS AND BENEFICIARIES OF JON CARLETON POTTER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALES ENTERPRISES INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 170 on the Plan of Section 7, Lake Park of record in Plat Book 4860, Page 114, 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 Jon Carleton Potter, unmarried by Warranty Deed from Paul T. Housch and wife, Kay Butler Housch of record in Book 8409, Page 824, Register's Office for Davidson County, Tennessee, dated July 26, 1991 and recorded on July 31, 1991.

The said Jon Carleton Potter is died on October 23, 2024 and Affidavit of Heirship recorded on December 01, 2025 in Instrument No. 20251201-0094846.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

unimproved ☐
This is improved ☒ property, known as 5864 S. New Hope Rd., Hermitage, TN 37076
(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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 1st day of May, 2026.

Jane Potter Jones By David W. Hatchett attorney in Fact
Jane Potter Jones By David W. Hatchett attorney in fact Recorded in Davidson County, TN Instrument No. 20260423-0033854

Jennifer Potter Davis
Jennifer Potter Davis

STATE OF ALABAMA

COUNTY OF Madison

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer Potter Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 1ST day of May, 2026.

Lesa Watts
Notary Public
Lesa Watts
Commission Expires: Jul 21, 2026

LESA WATTS
Notary Public
Alabama State at Large

STATE OF ALABAMA

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Hatchett, as attorney-in-fact for Jane Potter Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Jane Potter Jones, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Jane Potter Jones and recorded in Instrument No. 20260423-0033854, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 1ST day of May. 2026.

Lesa Watts

Notary Public

Commission Expires: Jul 21, 2026

Lesa Watts

LESA WATTS
Notary Public
Alabama State at Large

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 4th day of May, 2026

5/4/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 4th day of May, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

