SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This Instrument Prepared By:
Seth Connell, Esq.
Connell Law, PLLC
107 W. Lytle St., Suite C
Murfreesboro, TN 37130

This transfer is exempt from recordation tax under Tenn. Code Ann. § 67-4-4[illegible] affirm that the actual consideration for this transfer is $0.00.

Karen Johnson
Batch # 1429399
06/08/2026 11:10:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARRSP
2 pgs
20260608-0051397

Michael Shannon Potter, Affiant

Subscribed and sworn to before me on this 26 day of May, 2026.

Notary Public

My Commission expires: 4/17/2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name & Address of New Owner:	Send Tax Bills To:	Map Parcel Number:
Michael S. Potter Living Trust 5107 Citation Ct. Mt. Juliet, TN 37122	Michael Shannon Potter 5107 Citation Ct. Mt. Juliet, TN 37122	071-12-0D-002.00-CO

Know all men that **Michael Shannon Potter, an unmarried person,** Grantor, grants, transfers, and conveys to the **Michael S. Potter Living Trust (a revocable living trust dated May 26, 2026),** Grantee, its successors and assigns, the Grantor's entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 10 on the Plan of Highland Heights (formerly Unit 2 of Cherokee Place), a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions, as set forth in Exhibit "B" of record in Instrument No. 20181130-0116688, Scrivener's Affidavit in Instrument No. 20181205-0118709 and amended in Instrument No. 20190125-0007731, Instrument No. 20200203-0012211 and Instrument No. 20210429-0057914, a Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

This improved property is commonly known as: 801 Cherokee Avenue #10, Nashville, TN, 37207

Being the same property conveyed to **Michael Shannon Potter, unmarried,** by **AT2 Cherokee, LLC, a Delaware limited liability company** by Warranty Deed dated June 24, 2021, recorded with the Davidson County Register's Office on June 25, 2021 in Instrument # 20210625-086552.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. The Grantor covenants with the Grantee that the Grantor has not made, done, executed, allowed or suffered any act, instrument, or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. The Grantor further covenants and binds the Grantor and the Grantor's heirs, successors, and representatives to warrant and forever defend the title to said land to the Grantee, its successors, and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

This instrument was prepared without the benefit of a title search. The preparer of the deed makes no representation regarding the property description, as the description comes from the prior deed and information provided by the Grantor. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and the bylaws; (f) all property taxes which may become due and payable; and (g) all applicable government and zoning regulations.

Witness my hand this 26th day of May, 2026.

Michael Shannon Potter, Grantor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Notary Public for said County and State, **Michael Shannon Potter**, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person freely and voluntarily executed this instrument for the purposes contained.

Witness my hand and official seal at office this 26 day of May, 2026.

Notary Public

My Commission expires: 1/17/2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
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