Karen Johnson Davidson County
Batch# 1455487 DEEDWARR
08/04/2026 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $4,329.00
20260804-0071493

WARRANTY DEED

File No. CR-26-2950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Ostrander and Anna Ostrander	New Owner	
(NAME) 6476 Lickton Pike	(NAME)	012-00-0-168.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/we, **Laura Potteiger and Brooks Potteiger, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Ostrander and Anna Ostrander, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
A certain tract of land located in Davidson County, Tennessee, being Tract 'B' as shown on a survey by Barry Greer and Associates, entitled, "Boundary Survey and Division of the Tinnin and Simpson Land," dated April 8, 1988, and more particularly described as follows:

Beginning at an iron pin set in the Northerly Right-of-Way of Lickton Pike, said point being located North 74 degrees 46 minutes 26 seconds East, a distance of 50.49 feet from the Southwest corner of the property conveyed to Tinnin and Simpson by deed of record in Book 6881, Page 959, Register's Office for Davidson County, Tennessee, and proceeding as follows: Leaving said Right-of-Way of Lickton Pike, and severing the land of said Tinnin and Simpson, North 23 degrees 34 minutes 05 seconds West, a distance of 737.09 feet to an iron pin; thence, North 29 degrees 43 minutes 48 seconds West, a distance of 720.79 feet to an iron pin; thence South 86 degrees 21 minutes 02 seconds West, a distance of 291.36 feet to an iron pin; thence, North 20 degrees 39 minutes 27 seconds West, a distance of 646.76 feet to an iron pin set in the Southerly line of the property conveyed to Arles B. Greene by deed of record in Book 6882, Page 241, Register's Office for Davidson County, Tennessee. Thence with the line of said Greene, South 85 degrees 44 minutes 35 seconds East, a distance of 233.45 feet to an iron pin; thence leaving the line of said Greene, and severing the land of the previously mentioned Tinnin and Simpson, South 20 degrees 32 minutes 04 seconds East, a distance of 556.90 feet to an iron pin; thence North 86 degrees 50 minutes 32 seconds East, a distance of 140.83 feet to an iron pin; thence South 27 degrees 57 minutes 46 seconds East, a distance of 750.00 feet to an iron pin; thence South 23 degrees 41 minutes 43 seconds East, a distance of 744.19 feet to an iron pin set in the Northerly Right-of-Way of Lickton Pike; thence with said Right-of-Way of Lickton Pike, South 74 degrees 46 minutes 26 seconds West, a distance of 50.17 feet to the beginning.

Included in the above Legal Description, But Expressly Excluded THEREFROM, is that portion of land conveyed to D. Scott Parsley, by Quitclaim Deed from Ricky Parsley and wife, Jenny Parsley, dated September 12, 2000, recorded September 12, 2000, of record in Instrument No. 20000912-0090376, Register's Office for Davidson County.

TRACT II:
Two tracts of land in Davidson County, Tennessee, being Tracts Nos. 2 and 4 on the boundary survey of a portion of the Scott and Ricky Parsley property, and being more particularly described according to the survey by Ray G. Cole, Registered Land Surveyor No. 924, Cole Land Surveying, P.O. Box 941, White House, Tennessee, 37188, dated June 7, 2000, as follows:

Tract 2: Beginning at a point, a common line between Scott Parsley (Deed Book 8804, page 752) and Ricky Parsley (Deed Book 9611, page 925), the most Northerly point of this tract and being located South 20 degrees 39 minutes 27seconds East a distance of 385.81 feet from a point, a common corner to Ricky & Scott Parsley; thence from said beginning point, South 20 degrees 39 minutes 27 seconds East, a distance of 230.95 feet to an iron pin set; thence North 27 degrees 48 minutes 58 seconds West, a distance of 136.65 feet to an iron pin set on the East side of a concrete drive; thence North 10 degrees 31 minutes 55 seconds West a distance of 96.87 feet to the paint of beginning, containing 0.05 acres, more or less.

Tract 4: Beginning at a point, a common corner to Scott Parsley (Deed Book 8804, page 752) and Ricky Parsley (Deed Book 9611, page 925) and being the most Northeast corner of this tract; thence South 29 degrees 43 minutes 40 seconds East, a distance of 53.71 feet to a point in the line of said Ricky Parsley; thence South 86 degrees 21 minutes 02 seconds West, a distance of 272.12 feet to an iron pin set; thence North 20 degrees 39 minutes 27 seconds West; a distance of 50.45 feet to an iron pin' set in the line of said Ricky Parsley; thence North 86 degrees 21 minutes 02 seconds East a distance of 263.27 feet to the point of beginning, containing 0.30 acres, more or less. Subject to an easement for ingress and egress across Tract 4 reserved unto D. Scott Parsley, as described in Quitclaim Deed of record in Instrument No. 20000912-0090377, Register's Office for Davidson County, Tennessee.

TRACT III:
The following described property in Davidson County, Tennessee.

Being a tract of land in Davidson County, Tennessee, and a portion of that property conveyed to Michael D. Ferrell and wife, in Instrument No. 201000415-0028543, R.O.D.C.T, more accurately described as follows:

Beginning at an existing iron pin, said pin being the most Northwest corner of Michael Farrell in Instrument No. 20100415-0028543, R.O.D.C.T.; thence with said Farrell's Northerly line South 85 degrees 44 minutes 35 seconds East, 64.00 feet to a set iron pin; thence with new line South 15 degrees 09 minutes 51 seconds East, 211.99 feet to a set iron pin; thence with new line South 01 degrees 06 minutes 31 seconds East, 115.50 feet to a set iron pin in the Westerly line of previously said Farrell; thence North 20 degrees 30 minutes 33 seconds West, 346.82 feet to the point of beginning containing 0.30 acres, more or less.

Included in the above described tracts but specifically excluded herefrom is that Tract or Parcel of land containing 0.30 acres and conveyed to Michael D. Farrell and Sharon R. Farrell by Quitclaim Deed from Philip O. Reed and wife, Sherry Reed dated 6/1/2011 and of record in Instrument No. 20110603-042544, as corrected in Instrument No. 20110809-0061155, said Register's Office.

Being the same property conveyed to Laura Potteiger and Brooks Potteiger, wife and husband by Warranty Deed from Charles R. Jones, unmarried of record in Instrument No. 20180323-0027502 Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on March 23, 2018.

This is property more commonly known as 6476 Lickton Pike, Goodlettsville, TN 37072.

Laura Potteiger executed the foregoing instrument on behalf of Brooks Potteiger, as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument Number_____ in Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of July, 2026.

Laura Potteiger

Brooks Potteiger By Laura Potteiger, Attorney-In-Fact

Brooks Potteiger by Laura Potteiger,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Laura Potteiger and Laura Potteiger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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 **Laura Potteiger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Brooks Potteiger** and that she is authorized by **Brooks Potteiger** to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **July 30, 2026**.

Date

Affiant Signature

7/31/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **July**, 20____.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027