THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9754-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2026. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1455602 DEEDWARR
08/04/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20260804-0071694

STATE OF TENNESSEE NOTARY PUBLIC JAMES A. WAECHTER DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Briana Potter	owner	
214 Wynbrook Court		142-03-0A-389.00-CO
Nashville, TN 37221		
(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, **Cheryl Clem, Executrix of the Estate of Donald Eugene Curtis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Briana Potter, a married woman**

HEREINAFTER CALLED THE GRANTEE0, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 389 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, pages 28 and 19, and as amended in Book 5050, pages 62 and 63, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, page 529 through 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, pages 82 through 118 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms provisions and conditions set forth in the aforesaid documents, including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and By-Laws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and By-Laws.

Being the same property conveyed to Donald E. Curtis, unmarried, by Warranty Deed from Columbus M. Wesson and wife, Helen C. Wesson of record in Book 8781, Page 988, Register's Office for Davidson County, Tennessee, dated October 30, 1992 and recorded on November 10, 1992.

Said Donald E. Curtis is now deceased. Pursuant to the Last Will and Testament of Donald E. Curtis (filed with the Circuit Court of Davidson County, Tennessee [Probate Division] under Docket Number 25P1452), the real property is to be administered as part of the probate estate subject to the control of the Executrix. Letters Testamenary were filed with the Court, naming Cheryl Arnold as Executrix. Cheryl Arnold is now known as Cheryl Clem.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **389 Deer Lake Drive, Nashville, TN 37221-2110**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 31st day of JULY, 2026.

Estate of Donald Eugene Curtis

BY: Cheryl Clem Executrix
Cheryl Clem, Executrix

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 Cheryl Clem, Executrix of the **Estate of Donald Eugene Curtis,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument as the Executrix of the **Estate of Donald Eugene Curtis,** for the purposes therein contained, havingbeen so authorized.

Witness my hand and official seal this 31st day of July, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on July 31, 2026. (date of document).

Signature

Date: 7-31-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 31st day of July, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON