Karen Y Johnson Davidson County
Batch# 172199 DEEDWARR
12/10/2018 10:31:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181210-0119933

THIS INSTRUMENT PREPARED BY:

Davis Law Group, PLLC
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantor.

****

{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(A).}

****

NEW OWNER ADDRESS:
James M. Porch, Jr., et ux
13666 Old Hickory Boulevard
Antioch, TN 37013

SEND TAX NOTICES:
-same-

MAP-PARCEL NOS.:
182-00-0-112.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, **Kelly Louise Porch**, a/k/a Kelly L. Porch (hereinafter referred to as "Grantor"), does hereby grant, transfer, and convey unto **James M. Porch, Jr., and Kelly Louise Porch**, as tenants by the entirety (hereinafter collectively referred to as "Grantee"), their heirs, successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 6 on a survey made by Billy Carl Tomlin, dated April 21, 1975 as follows:

Beginning at an iron pin in the northerly margin of Hobson Pike at the southwest corner of Tract No. 7 on said survey also being the southwest corner of the Michael Smith, Jr., property of record in Book 4914, Page 650, said Register's Office; thence North 1 degree West 845 feet to an iron pin; thence south 87 degrees 04' West 208.6 feet to an iron pin; thence 81 degrees 35' East 844 feet to an iron pin in the northerly margin of Hobson Pike; thence with the northerly margin of said Pike North 88 degrees East 200' to the point of beginning.

Being the same property conveyed to James Porch and Kelly L. Porch, Husband and Wife, by Warranty Deed dated October 11, 2002, from Jessie Faye Wallace and of record as Instrument #20021021-0129188 in the Register's Office for Davidson County, Tennessee. James M. Porch, Jr.(a/k/a James Porch), subsequently transferred his undivided 50% interest in and to the property to Kelly Louise Porch by Warranty Deed dated July 26, 2017, and of record as Insturment #20170804-0080022 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 13666 Old Hickory Boulevard, Antioch, TN 37013.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4931, Page 153, Regiter's Office for said County. 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.

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 successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its heirs, successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, her heirs, 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 my hand this 10th day of December, 2018.

Kelly Louise Porch

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Kelly Louise Porch (a/k/a Kelly L. Porch)**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 10 of December, 2018.

3/23/21
My Commission Expires

Notary Public

JENNY E. PARISH NOTARY PUBLIC EXPIRES TENNESSEE Mar 23, 2021 RUTHERFORD COUNTY

****

AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(A).}

****