Karen Johnson Davidson County
Batch# 223600 DEEDWARR
04/30/2019 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20190430-0039541

WARRANTY DEED

VENESSIA BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Misun Porter	SEND TAX BILLS TO: Misun Porter	MAP-PARCEL NUMBERS
(NAME) 386 Grove Hurst Lane	(NAME) 386 Grove Hurst Lane	08103034000
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Ora Mai Smith, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Misun Porter, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 on the Plan of Kellow Gardens, Sec. I, as of record in Book 3500, Page 110, Register's Office for said County, as follows:

Said Lot No. 7 fronts 50 feet on the westerly side of 11th Avenue North and extends back 100.4 feet on the northerly line and 138.6 feet on the southerly line, to a dead line in the rear on which it measures 62.9 feet.

FOR INFORMATION PURPOSES ONLY: 2229 11th Avenue North, Nashville, TN 37208

Being the same property conveyed to John R Smith, Jr. and Ora Mai Smith by virtue of that certain Warranty Deed dated September 1, 1965, and being of record at Book 3931, Page 393 in the Register's Office of Davidson County, Tennessee. John R Smith, Jr. died on May 27, 2006 leaving Ora Mai Smith as the remaining tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 3803, page 472, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2229 11th Ave N Nashville, TN 37208
(House Number) (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 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 hand this 29th day of April, 2019.

Ora Mai Smith

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ora Mai Smith** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2019.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201904300039541