This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6410

Karen Johnson Davidson County
Batch# 375456 DEEDWARR
03/20/2020 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $241.98
20200320-0030837

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6410

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,400.00

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ethan Johnson and Alyssa Graham Johnson 400 Warioto Way Apt 212 Ashland City, TN 37015	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	048-00-0-082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Porter, Married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ethan Johnson and Alyssa Graham Johnson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows:

Beginning at a point in the center of Dry Fork Road, this point being the S.W. corner of a tract belonging to E.E. Horner, this point being westerly along the center of Dry Fork Road 1,955.45 feet from the center of Clarksville Highway; thence along the center of Dry Fork Road South 56 degrees 20 minutes East for a distance of 257.40 feet to a point, this being the S.E. corner of the E.E. Horner property; thence continuing along the center of Dry Fork Road South 67 degrees 25 minutes 55 seconds East for a distance of 116.60 feet to a point; thence South 75 degrees 05 minutes East for a distance of 534.05 feet to a point; thence South 85 degrees 19 minutes East for a distance of 106.00 feet to a point in center of said road; thence leaving said Dry Fork Road South 84 degrees 15 minutes West for a distance of 945.40 feet to an iron pin by a fence post; thence along a fence line North 2 degrees 05 minutes East for a distance of 426.90 feet to the point of beginning, containing in all 4.80 acres.

Being the same property conveyed to William Porter, solely and individually by Quitclaim Deed from Glen H. Davis and Robert H. Lewis, Jr. of record in Instrument No. 20160825-0089061 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on August 25, 2016, Final Decree Confirming Sale recorded in Instrument No. 20151029-0110324.

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is unimproved property located at: **Dry Fork Road, Nashville, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2020.

GRANTOR:

William Porter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Porter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of March, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

