Karen Johnson Davidson County
Batch# 450967 DEEDWARR
08/05/2020 12:16:50 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20200805-0086908

JAMES R. BERNSTORF, ET UX

TO: *WARRANTY DEED*

W. EDWARD PORTER, IV

THIS WARRANTY DEED OF REALTY, executed as of the 3rd day of August, 2020, by Grantors, **JAMES R. BERNSTORF and BRENDA O. BERNSTORF, husband and wife**, to Grantee, **W. EDWARD PORTER, IV, an unmarried man**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever in fee simple, certain realty situated in the Fourteenth (14th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> A tract of land in the Fourteenth Civil District of Davidson County, Tennessee, being a portion of the property as described in Instrument No. 20170524-0051483, Register's Office for Davidson County, Tennessee, and more particularly described as follows according to a survey by Caldwell Engineering & Surveying dated May 8, 2017:
>
> Beginning at an iron pin (new) in the South right-of-way of Morgan Road (25' from center line), same being the northwest corner of Everhart as described in Book 7379, Page 109, Register's Office for Davidson County, Tennessee, and being the northeast corner of the herein described tract, thence leaving the right-of-way and with Everhart S 2 degrees 19' 35" W 1,258.51' to an iron pin (old), thence with Barnes as described in Instrument No. 20011217-0138762, Register's Office for Davidson County, Tennessee, N 87 degrees 31' 04" W 206.13' to an iron pin (new), thence severing this property N 2 degrees 10' 56" E 1,258.56' to an iron pin (new) in the South right-of-way of Morgan Road, thence with the right-of-way S 87 degrees 30' 00" E 209.28' to the point of beginning, containing 6.00 acres, more or less. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to James R. Bernstorf and Brenda O. Bernstorf, husband and wife, from Horizon Properties, LLC., by Warranty Deed dated October 4, 2017, recorded October 23, 2017 at 10:31 A.M., and appearing of record in Instrument Number 20171023-0108192, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and

all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

JAMES R. BERNSTORF Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JAMES R. BERNSTORF,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of August, 2020

My Commission Expires: 5-10-2024

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

BRENDA O. BERNSTORF Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **BRENDA O. BERNSTORF,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of August, 2020

My Commission Expires: 5-10-2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

Property Owners Name
and Mailing Address:

W. Edward Porter, IV
2651 Morgan Road
Joelton, TN 37080

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
3017 Morgan Road
Joelton, TN, 37080

Map and Parcel No.
015-00-0-309.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$90,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **3rd day of August, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5.10.2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172