Name and Address of New Owner:
Margaret Studney and Peter Studney
401 Bowling Ave #8
Nashville, TN 37205
Send Tax Bills To:
Margaret Studney and Peter Studney
401 Bowling Ave # 8
Nashville, TN 37205
This Instrument Prepared By:
Cory Priest
Blueprint Title TN
901 Woodland Street Suite 104
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 463031 DEEDWARR
08/25/2020 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,592.85
20200825-0095818

Map & Parcel No: 104-13-0A-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jaime Gilbert Porter and Alex Porter, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Studney and Margaret Studney, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Building Site No. 9 on the Plan of Site plan of Richmeade Place Section one of record in Plat Book 4860, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaime Gilbert by Warranty deed from Brenda R. Parrish, a single person of record in Instrument No. 20151105-0112816, dated November 04, 2015 and recorded on November 05, 2015, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2020.

_____(SEAL)
Jaime Gilbert Porter

_____(SEAL)
Alex Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2020, before me personally appeared Jaime Gilbert Porter and Alex Porter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2020.

_____
Notary Signature
My commission expires: 7/9/24

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of August, 2020.

Notary Public
My commission expires: 7/9/24
File No. 2020-2900-TN

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Steve Berneman 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021