	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$464,000.00.** Affiant Subscribed and sworn to before me, this the 22 day of January, 2021. Notary Public My commission expires: Mar 6, 2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WILLIAM CHASE PORTER	**NEW OWNER**	072-04-0-199.00
1406 Ardee Avenue		Karen Johnson Davidson County Batch# 560203 DEEDWARR 01/25/2021 11:07:08 AM 2 pgs Fees: $13.00 Taxes: $1,716.80
Nashville, TN 37216		20210125-0010506

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KARISA LOCKE AND HUSBAND, SEAN LOCKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM CHASE PORTER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly 66 2/3 feet of Lots Nos. 17 and 24 of Block F on the Map of Country Club Estates of record in Plat Book 843, Page 95, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said lot fronts 66 2/3 feet on the westerly side of Ardee Avenue and runs back between lines 283 feet on the southerly line and 288 feet, more or less, on the northerly line to a dead line in the rear, measuring 66 2/3 feet thereon.

Being the same property conveyed to KARISA LOCKE, A MARRIED WOMAN, by deed from THOMAS PINCKNEY, A MARRIED MAN, of record in Instrument No. 20190821-0083801, dated August 19, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1406 Ardee Avenue, Nashville, TN 37216.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 22 day of JANUARY, 2021

KARISA LOCKE

SEAN LOCKE

State of Tennessee)

County of Davidson)

On this 22 day of January, 2021, before me personally appeared,
KARISA LOCKE AND HUSBAND, SEAN LOCKE,
to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5.9.2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023