Karen Johnson Davidson County
Batch# 584882 DEEDWARR
03/04/2021 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20210304-0028566

#36080

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36080-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $329,000.00. Affiant Subscribed and sworn to before me this 2nd day of March, 2021. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Fred M. Porter 2313 Abbott Martin Road Nashville, TN 37215	**Send Tax Bills To:** New Owner 2313 Abbott Martin Road Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 10207008000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regina Garrett, Administratrix of The Estate of Jacqulyn Garrett, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred M. Porter, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6617 Upton Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 2nd day of March, 2021.

Regina Garrett, Administratrix of the Estate of
Jacqulyn Garrett, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Regina Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Administratrix of The Estate of Jacqulyn Garrett, deceased, and as such Administratrix, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2021.

Notary Public

My Commission Expires:

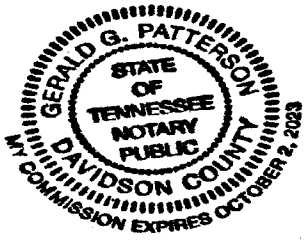


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Charlotte Park, Section 26, as of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jacquelyn B. Garrett, being one and the same as Jacqulyn B. Garrett by deed dated March 31, 1978 from Jerry L. Williams and wife, Bernice Williams of record in Book 5268, page 774, Register's Office for Davidson County, Tennessee. Jacqulyn B. Garrett died on August 20, 2019. The Estate of Jacqulyn B. Garrrett was filed for Administration in Docket No. 20P534, Probate Court for Davidson County, Tennessee. Letters Administration were issued to Regina Garrett. An Agreed Order to sell subject property was filed December 18, 2020 in the Probate Court for Davidson County, Tennessee.

Jacqulyn Garrett being one and the same as Jacqulyn B. Garrett.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10207008000.
2. Restrictive Covenants contained in an instrument of record in Book 4065, page 67, and Book 4142, page 166, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, page 91, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

