NEW OWNER:
ROBERT E. PORTER
728 GENERAL KERSHAW DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0692

Map & Parcel
054120003.00 &
054160015.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 630182 DEEDWARR
05/06/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20210506-0060955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Eighty-Five Thousand and 00/100 Dollars ($885,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONALD D. WEBB and CHARLA E. WEBB, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT E. PORTER and CYNTHIA D. PORTER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and in Wilson County, Tennessee, and being known and designated as all of Lot No. 1, containing 1.01 acres, more or less, on the survey entitled "Combination Plat, Don Webb's Property", as shown on the plat of the same of record in Instrument No. 20210209-0018494, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DONALD D. WEBB and CHARLA E. WEBB, husband and wife, by Quitclaim Deed from WILLIAM J. FAIMON, Trustee of The Joseph E. Faimon Family Trust, dated May 6, 2015, and of record in Instrument No. 20150512-0043186, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **728 GENERAL KERSHAW DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20210209-0018494, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of May, 2021.

DONALD D. WEBB

CHARLA E. WEBB

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD D. WEBB and CHARLA E. WEBB**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2021.

NOTARY PUBLIC

My commission expires: 6-16-2021

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$885,000.00.**

Kimberley C Kendall
AFFIANT

Sworn to and subscribed to before me this 5th day of May, 2021.

Mary Gail Porter
NOTARY PUBLIC

My commission expires: 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature