Karen Johnson Davidson County
Batch# 640699 DEEDWARR
05/20/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20210520-0068710

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $ 555,000.00 Affiant Subscribed and sworn to before me, this 17th day of May, 2021 Notary Public My commission expires: 12-15-2021
(Notary Stamp)	

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: DECEMBER 15, 2021

THIS INSTRUMENT PREPARED BY
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

EXECUTOR DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julie Wyatt and Luke Wyatt	**New Owner** First Community Mortgage	
3060 Lebanon Pike	262 Robert Rose Drive 200	
Nashville, TN 37214	Murfreesboro, TN 37129	

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

Doug Irwin, Executor of the Last Will and Testament of Rockne Porter

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Julie Wyatt and Luke Wyatt, wife and husband

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

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Section Two, Stanford Country Club Estates of record in Plat Book 2854, Page 79, 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 Rockne Porter et ux Kazuko K. Porter, as tenants by the entirety by Warranty deed from Henry C. Atkinson, Sr. et ux Jennie S. Atkinson of record in Book 5795, page 914, Register's Office for Davidson County, Tennessee, dated September 15, 1981 and recorded on September 17, 1981. Being also known as 3060 Lebanon Pike Nashville, Tennessee 37214.

The said Kazuko K. Porter died on or about June 11, 2015, leaving Rockne Porter as tenant by the entirety. Rockne Porter, having died on January 10, 2018, his interest in said property being conveyed pursuant to the terms of his Last Will and Testament of record in Case Number 18P-243, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is property known as 3060 Lebanon Pike, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) 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 that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself to warrant and forever defend the title to the said land to the said GRANTEES, their 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 17th day of May, 2021.

Doug Irwin, Executor of the Last Will and Testament of Rockne Porter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Doug Irwin**, Executor of the Estate of Rockne Porter, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Rockne Porter.

Witness my hand, at office, this 17th day of May, 2021.

Notary Public

My Commission Expires: 12-15-2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: DECEMBER 15, 2021

File #: 2021-3753
RECORD & RETURN TO:
CLOSED TITLE
278 FRANKLIN ROAD, SUITE 160
BRENTWOOD, TN 37027

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022