Name and Address of New Owner:
Brooklyn Wingfield
131 Williamsburg West Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 663098 DEEDWARR
06/23/2021 11:17:31 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20210623-0084815

Map & Parcel No: 142-06-0C-017.00 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, **Rhonda Faye Porter, sole heir at law of Rita Faye Moran**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brooklyn Wingfield, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being a part of the Plan of Doral Country Villa Condominiums, Section Four, as of record in Plat Book 5050, Page 61, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit No. 71-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villas Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, made applicable to Section Four of record in Book 5157, Page 252, and further amended in Book 5157, Page 254, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita F. Moran, unmarried by Warranty Deed from Mavis Elaine Harrop and Charles L. Harrop, Jr., as joint tenants with the right of survivorship dated April 26th 2005 and recorded April 28th 2005 of record in Instrument No. 20050428-0047186 Register's Office for Davidson County, Tennessee. Rita Faye Moran died intestate, on February 12, 2020 leaving her daughter Rhonda Faye Porter as her sole heir at law, as evidenced by Small Estate opened in the Davidson County Circuit Court Probate Division Docket No. 20P-746. Further referenced in Affidavit of Heirship of record as Instrument No. 20210623-0084815 said Register's Office. Rita F. Moran and Rita Faye Moran is the same person.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 131 Williamsburg West Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 21st day of June, 2021.

By: _____ (SEAL)
Rhonda Faye Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2021, before me personally appeared Rhonda Faye 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 21st day of June, 2021.

_____
Notary Signature
My commission expires: 11-8-24

GREGG FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2024

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 $275,000.00, 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
21st day of June, 2021.

_____
Notary Public
My commission expires:_____
File No. 21-2116