PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 680921 DEEDWARR
07/21/2021 03:05:29 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20210721-0098059

W & I Ref: (DM) Title No.: 61951
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Yara Gonzalez-Justiniano 4304 Ashley Park Drive Nashville, TN 37205	F & M Bank 10 Cadillac Way Suite 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 116030G01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edgar A. Porter and Ran Ying Porter, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yara Gonzalez-Justiniano** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being UNIT No. 4304 of Ashley Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7128, page 29, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Edgar A. Porter and Ran Ying Porter, husband and wife, by Warranty Deed from Lawrence T. Elliott, unmarried, dated February 12, 2018 and recorded on February 16, 2018 of record in Inst. No. 20180216-0015415, in the amount of $366,000, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Master Deed of record in Book 7128, page 29, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7128, page 29, Bylaws of record in Inst. No. 20070802-0091819 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Ashley Park Condominium Association, Inc. of record in Book 7139, page 830, said Register's Office.

This is improved property, known as 4304 Ashley Park Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of July, 2021.

Edgar A. Porter

Ran Ying Porter

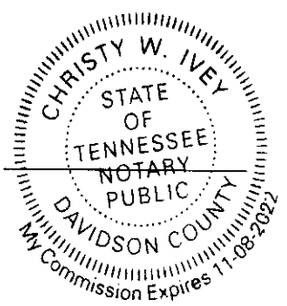
State of Tennessee

County of Davidson

On this 20th day of July, 2021, before me the undersigned authority, personally appeared Edgar A. Porter and Ran Ying Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Sworn and subscribed before me this 20th day of July, 2021.

Notary

My Commission Expires:

