Karen Johnson Davidson County
Batch# 684556 DEEDWARR
07/27/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210727-0100803

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635835**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2021. Notary Public My Commission Expires: 5/5/2025

JASMYN HOUSE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly Jo Koeppel 211 Porter Village Circle Nashville TN 37206	~~New Owner~~ Quicken Loans, LLC 1050 Woodward Ave Detroit, MI 48226	Tax Parcel ID No. 072 15 0W 011.00

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, **Kendal Bodi, an umarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Jo Koeppel, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 11 of Porter Village, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Porter Village, a Horizontal Property Regime, of record in Instrument Number 20151321-0131447, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kendal Bodi, an unmarried woman, by Warranty Deed from Barbara Alejandra Galindo Price (formerly known as Barbara Alejandra Galindo Perdomo), a married woman, of record in Instrument No. 20190625-0061464, in the Register's Office of Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

Being the same property conveyed to Barbara Alejandra Galindo Perdomo, an unmarried person, by Warranty Deed from Porter Village Partners, GP a Tennessee general partnership, of record in Instrument No. 20171207-0124860, in the Register's Office of Davidson County, Tennessee, dated December 01, 2017 and recorded on December 07, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Porter Road SP, as recorded in Plat Instrument No. 20150731-0075882.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151321-0131447 and Amended in Instrument Nos. 20160107-0001762, 20190906-0090242, 20200304-0024340.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170202-0011335.

Easement for Underground Utility, recorded in Instrument No. 20170208-0013313.

This is improved property located at 211 Porter Village Circle Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of July, 2021.

Kendal Bodi

Kendal Bodi

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kendal Bodi, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2021.

Anne E. Fields

Notary Public
My Commission Expires: 12/11/2028

Anne E. Fields
Notary Public - Official Seal
State of Indiana - Hendricks County
Commission Number 640469
My Commission Expires Dec. 11, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL