Karen Johnson Davidson County
Batch# 712027 DEEDWARR
09/08/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20210908-0120519

ADDRESS NEW OWNERS and
SEND TAX BILLS:
CASEY A. PORTER and
KARINA M. DAZA
207 Sentinel Drive
Nashville, TN 37209

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
103-04-0-305.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CAMILA B. WALTERS and WILLIAM SETH WALTERS, wife and usband, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CASEY A. PORTER, an unmarried man and KARINA M. DAZA, an unmarried woman, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Being Lot No. 104 on the Plan of Valley View Subdivision, Section 3 of record in Plat Book 2330, Page 148, 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 Camila B. Walters and William Seth Walters, wife and husband by Warranty Deed from Michael Brett Johnson and Vanessa E. Johnson, husband and wife, dated July 21, 2017 and recorded July 25, 2017 in Instrument No. 20170725-0074910, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 207 Sentinel Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and

assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 2nd day of ~~August~~ September, 2021.

Camila B. Walters
CAMILA B. WALTERS

William Seth Walters
WILLIAM SETH WALTERS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CAMILA B. WALTERS and WILLIAM SETH WALTERS, the within named bargainors 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 at office this 2 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 3.25.25

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $510,000.00.

AFFIANT

Subscribed to and sworn before me, this the 2nd day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 6.9.2021

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 _____.

Tracey Trumphour
Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2nd day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY