Karen Johnson Davidson County
Batch# 758567 DEEDWARR
11/19/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211119-0154341

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 15 day of November, 2021.

Notary Public
My commission expires: 1-19-2025

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Jamie Pforr and Barton Pforr<br>4804 Mara Vista Dr.<br>Hermitage, TN 37076 | SIRVA Mortgage, Inc.<br>6200 Oak Tree Blvd. Ste 300<br>Independence, OH 44131 | 098-13-0B 010.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAKE B. WALTERS, AND MORGAN L. CLARK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMIE PFORR AND BARTON PFORR, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Newport, a Planned Unit Development, as of record in Plat Book 9700, Page 568, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jake B. Walters and Morgan L. Clark, husband and wife, by Warranty Deed from Robert R. Burke and Jackie B. Burke, husband and wife, dated 08/12/2020, of record in Instrument No. 20200813-0090837, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4804 Mara Vista Dr., Hermitage, TN 37076.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12th day of November, 2021.

Jake B. Walters

Morgan L. Clark

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jake B. Walters, AND Morgan L. Clark , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2021.

My commission expires:
6/28/2024

Notary Public

CALYS M. STEWART
Notary Public-State of Florida
Commission # HH 15371
My Commission Expires
June 28, 2024

# CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 November 15, 2021.

Affiant Signature

November 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 15th day of November, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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