Karen Johnson Davidson County
Batch# 768571 DEEDWARR
12/06/2021 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $961.63
20211206-0161551

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $259,900.00.

Affiant

Sworn to and subscribed before me this 30th day of November, 2021.

Notary Public
My Commission Expires:_____

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Clementina Banjo	118 Porter Terrace	Owner	
118 Porter Terrace			072-15-0A-118.00-CO
Nashville, TN 37206	Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **I, Anne Huffman ~~Walker~~ f/k/a Anne Huffman, a married woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Clementina Oyinkonsola Banjo, a single woman,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 118 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Anne Huffman, a single woman by Warranty deed from Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170111-0003263 Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on January 11, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and all subsequent years.
Subject to all matters shown on the Plan of record in Plat Book 6250, Page 126, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options,burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Porter Terraceof record in Book 7174, Page 537 and amended in Instrument No. 20160616-0061236, Register's Office for Davidson County, Tennessee.
By-laws of record in Book 7174, Page 558, in the Register's Office for Davidson County, Tennessee.
Charter of the Porter Terrace Condominium Homeowners' Association of record in Instrument Number 20160523-0051464, in the Register's Office for Davidson County, Tennessee.
Charter of the Porter Terrace Condominium HOA of record in Book 7184, Page 692, in the Register's Office for Davidson County, Tennessee.
Sewer and/or storm drainage easements of record in Book 4110, Page 754 and Book 4122, pages 363 and 367, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers of record in Book 7753, Page 462, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 6550, Page 952, in the Register's Office for Davidson County, Tennessee.
Deed of conveyance to Metro for sewer lines of record in Book 7453, Page 490, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20140626-0056101, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140930-0090119, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20170111-0003263 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Richard Alan Wheeler, husband of Anne Huffman Wheeler, f/k/a Anne Huffman, is joining in this conveyance for the sole purpose of conveying any and all right, title, and interest he may have in and to the subject property by reason of his marital status or otherwise.

WITNESS my hand this the 30th day of November, 2021.

Richard Alan Wheeler

Anne Huffman Wheeler, f/k/a Anne Huffman

STATE OF KENTUCKY)
COUNTY OF FAYETTE)

Personally appeared before me, CHERI ANNE BUCHIGNANI, the undersigned, a Notary Public, in and for said State and County, **Richard Alan Wheeler and Anne Huffman Wheeler, f/k/a Anne Huffman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Lexington, Kentucky, this the 30th day of November, 2021.

CHERI ANNE BUCHIGNANI
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
Commission Number KYNP34572
My Commission Expires 8/05/2025

NOTARY PUBLIC
My Commission Expires: 8/05/2025

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman 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 11/30/2021.

Jennifer A Hoffman
Affiant
Date: 12/1/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 1st day of December, 2021.

Allison M Noble
Notary Public

My Commission Expires: _____

