

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF **JANUARY, 2022.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYGNUS CONSTRUCTION, LLC	**SAME**	**090-08-0-055.00**
(NAME) **5008 GRANNY WHITE PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37220-1404**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 797809 **DEEDWARR**
01/31/2022 02:15:37 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220131-0011085

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FRED M. PORTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CYGNUS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Nashville Annex, of record in Book 332, Page 24, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Eddie Porter and wife, Lucy B. Porter from James N. Goode, Sr. by deed dated July 22, 1991, of record in Book 8406, Page 564, Register's Office for Davidson County, Tennessee. The said Lucy Bates Porter having died August 30, 2003 leaving Eddie Lee Porter, Sr. as the surviving tenant by the entirety. The said Eddie Lee Porter, Sr. has since died on September 27, 2011, leaving Eddie Lee Porter, Jr., J. Porter Share, and Fred M. Porter as his sole heirs at law. See Affidavit of Heirship as to the Heirs at Law of Eddie Lee Porter, Sr., of record in Instrument No. 20111207-0095345, said Register's Office. Being further conveyed to Fred M. Porter from Eddie Lee Porter, Jr., J. Porter Share, and Fred M. Porter, being all the Heirs at Law of Eddie Lee Porter, Sr. a/k/a Eddie Porter, by Quitclaim Deed dated January 6, 2012, of record in Instrument No. 20120106-0001575, said Register's Office.

This conveyance is subject to matters shown on the Plan of Book 332, Page 24 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **670 ANNEX AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

LP-AKR-21670

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 28th day of January, 2022.

Fred M. Porter

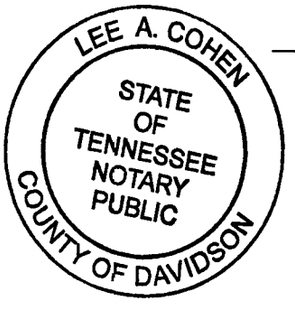
FRED M. PORTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred M. Porter,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2022.

My Commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public