Karen Johnson Davidson County
Batch# 823741 DEEDQC
03/17/2022 02:22:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20220317-0031296

This Instrument Prepared by:
J. Blake Freeman, Atty
323 Emery Dr. Nashville, TN 37

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

ADMINISTRATOR QUITCLAIM DEED

Address of New Owners:
Benjamin R. Porter
105 W. Catalina Ct.
Hermitage, TN 37076

Sent Tax Bill To:
Same as owner

Map & Parcel No.
098-09-0A
Parcel 009.00 co

WHEREAS, Karen Porter owned and held interest in certain real property located in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, Karen Porter died on February 2nd, 2022, leaving no Last Will. The administration for the estate of Karen Porter was admitted to probate in the Probate Court of Davidson County, Tennessee, on March 7th 2022, as Case No. 22P341and is recorded among said probate records; and Benjamin Russell Porter was appointed Administrator of the Estate of Karen Porter.

WHEREAS, the Administrator of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to **Benjamin R. Porter** as the only heir to the estate of Karen Porter.

NOW, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Benjamin Russell Porter,** Administrator OF THE ESTATE OF Karen Porter ("Grantor") this day executed this Administrator Quitclaim Deed in order to evidence the transfer unto **Benjamin R. Porter** as heir to the estate of Karen Porter ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being all of Lot No. 108 on the Plan of Phase One, Lake Shore, as shown by plat appearing of record in Plat Book 6900, Page 684, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

This property is subject to: property taxes and every year thereafter; Declaration of Covenants, Conditions, and Restrictions of record in Book 7572, page 669, said Register's Office; Transmission line easement of record in Book 1298, page 133, said Register's Office; Easement to Southern Bell Telephone and Telegraph Company of record in Book 4077, page 604, said Register's Office; Quitclaim Deed to Home Owners' Association for common area of record in Book 8697, page 123, said Register's Office; Subject to boundary plat of record in Book 6900, page 683, said Register's Office; HOA charter filed of record in Book 7892, page 464, and in Book 8709, page 424, said Register's Office; Property borders Old Hickory Lake; subject to any and all matters on plat of record filed in Book 6900, page 684; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same Property conveyed to Karen Porter of record at 20061222-0158045 R.O.D.C.

This property is known as 105 W. Catalina Ct. Hermitage, TN 37076

This transfer is by Quitclaim and the Administrator makes no warranties about the title.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 15 day of March, 2022.

Benjamin Russell Porter

Benjamin Russell Porter, Administrator of the Estate of Karen Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for the County and State, the within named **Benjamin Russell Porter**, Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this 15 day of March, 2022.

BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY TENN My Commission Expires 05-07-2024

Notary Public My Commission Expires

STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value for this transfer is $-0-.

Benjamin Russell Porter

Affiant

Sworn to and subscribed to before me this the 15th day of March, 2022.

BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY TENN My Commission Expires 05-07-2024

Notary Public My Commission Expires: