Karen Johnson Davidson County
Batch# 828067 DEEDWARR
03/24/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220324-0034026

Name and Address of New Owner:
MCH Construction of Tennessee
5313 Indiana Ave
Nashville, TN 37209
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 090-16-0-309

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rhonda Porter**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MCH Construction of Tennessee LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 710 on the Plan of Charlotte Park, Section Twelve, of record in Book 2900, Page 128, Register's Office for Davidson County, Tennessee.

SAID Lot No. 710 fronts 70 feet on the north side of Premier Drive and runs back between lines, 213.7 feet on the west line and 167.2 feet on the east line to a dead line in the rear on which it measures 140 feet.

Being the same property conveyed to Rhonda Porter by Quitclaim Deed from Billy Jean (Davis) Martin, Bartley Bradford Davis, George Victor Davis, Joann Cripps, Brenda Cripps Faria, Cynthia Cripps, Lee Cripps and Dana (Davis) Woodall dated December 18th 2021 and recorded January 18th 2022 of record in Instrument No. 20220118-0006899 in the Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed and or devised to Billy Jean (Davis) Martin, Bartley Bradford Davis, George Victor Davis, Joann Cripps, Brenda Cripps Faria, Cynthia Cripps, Lee Cripps and Dana (Davis) Woodall by Affidavit of Heirship as to Stanley Hubert Davis from Stanley Hubert Davis, deceased August 27th 2021 dated November 23rd 2021 and recorded November 24th 2021 of record in Instrument No. 20211124-0156117 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 6412 Premier Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2022.

_____(SEAL)
Rhonda Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2022, before me personally appeared Rhonda Porter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11-3-25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of February, 2022.

_____
Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **2/11/2022** (date of document).

Affiant Signature

2/11/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **February**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

