Karen Johnson Davidson County
Batch# 829343 DEEDWARR
03/28/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220328-0035172

PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62455
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Pena Angelica Pena 1014 Dillon St. San Leandro, CA 94578	Canopy Mtg., LLC 360 Technology Ct., Ste. 200 Lindon, UT 84042

TAX MAP PARCEL NUMBERS: 04212006500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$510,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristin Porter, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Pena and Angelica Pena, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Blair Heights, Section Five, of record in Book 2330, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 1 is described as follows: Beginning at a point in the Westerly margin of Donna Drive at the corner of Lots 1 and 2; thence with the line between said lots Westerly 225.9 feet to a point; thence Northerly 227.48 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same Easterly 202.31 feet to the beginning of a curve; thence around said Curve, in a Southeasterly direction, 48.7 feet to the westerly margin of Donna Drive; thence with the margin of the same Southerly 210 feet to the point of beginning.

Included in the above description but expressly Excluded therefrom is the property conveyed to the Metropolitan Government of Nashville and Davidson County for an easement for highway purposes of record in Book 4855, page 484, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of Lot 1 on the map of Blair Heights, Section V, of record in Book 2330, page 55, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the point of the intersection of the East boundary of the David K. Wachtel property and the South margin of Old Hickory Boulevard, thence along the said South boundary North 87 degrees 59 minutes East 202.0 feet to a point, thence along a curve right having a radius of 30 feet for 49.0 feet to a point in the West margin of Donna Drive, thence along the said West margin South 1 degree 34 minutes West 8.3 feet to a point, thence

Northwardly and Westwardly along a curve left having a radius of 25 feet for 39.9 feet to a point, thence Westwardly along a curve left having a radius 11.413 feet 207.7 feet to a point in the said East boundary, thence along the said East boundary North 0 degrees 21 minutes West 7.8 feet to the point of the beginning and containing 2406 square feet.

Being the same property conveyed to Kristen Porter, a single person, by Warranty deed from John C. Slate and wife, Barbara L. Slate, dated May 6, 2019 and recorded on May 7, 2019, of record in Instrument No. 20190507-0042809, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 2, 2019, recorded December 2, 2019, of record in Instrument No. 20191202-0123783, said Register's Office, subject property was conveyed to 501 Madison Project, LLC, a Tennessee limited liability company. Subject property was further conveyed to Kristen Porter, a single woman, by Quitclaim Deed dated April 5, 2021, recorded April 5, 2021, of record in Instrument No. 20210405-0044478, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 2330, page 55, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 501 W Old HIckory Boulevard, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of March, 2022.

Kristin Porter

State of Tennessee

County of Davidson

On this 10th day of March, 2022, before me the undersigned authority, personally appeared Kristin Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Sworn and subscribed before me this 16th day of March, 2022.

Notary

My Commission Expires: 11/3/25

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 15th day of March, 2022.

Robert L. Scruggs, Affiant 03/15/2022 Date

State of Tennessee)
County of Davidson)

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

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

202203280035172