WARRANTY DEED

Karen Johnson Davidson County
Batch# 833591 DEEDWARR
04/01/2022 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220401-0038231

JM-VRE-22-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Dixon and Keana Dixon **Lori Dixon**	**NEW OWNER**	
(NAME) **106 Porter Terrace**	(NAME)	**072-15-0A-106.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY CAROLYN ROBERTS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TROY DIXON AND KEANA DIXON, HUSBAND AND WIFE AND LORI DIXON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 106, 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 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said units.

Being a portion of the same property conveyed to Mary Carolyn Roberts, a married woman by Warranty deed from Porter Terrace Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20210901-0118148 Register's Office for Davidson County, Tennessee, dated August 24, 2021 and recorded on September 1, 2021.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 6250, Page 126 and as amended by Instrument No. 20160616-0061236,, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Porter Terrace Condominiums, Phase 2 of record in Book 7174, Page 537 and amended in Instrument No. 20160616-0061236, Register's Office for Davidson County, Tennessee.
- Charter of the Porter Terrace Condominiums Homeowners Association of record in Book 7184, Page 692 and Instrument Number 20160523-0051464, 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.
- 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.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20140626-0056101, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160629-0066278 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **106 Porter Terrace, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF MARCH, 2022.

Mary Carolyn Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CAROLYN ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Diane March,** 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 23rd day of March, 2022.

Affiant Signature
Date 03/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

