Karen Johnson Davidson County
Batch# 841315 DEEDWARR
04/18/2022 01:36:10 PM 2 pgs
Fees: $13.00 Taxes: $3,034.00
20220418-0044333

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2022

_____
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

File No. AT-22-2410

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie L. Porter and Barbara K. Porter	Eddie L. Porter and Barbara K. Porter	
(NAME) 6412 Lansing Drive	(NAME) 6412 Lansing Drive	091-13-3K-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brandon Upton and Sarah Upton, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eddie L. Porter and wife, Barbara K. Porter**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 429 Westboro Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 429 Westboro Townhomes, a Horizontal Property Regime of record in Instrument No. 20190924-0097064, Register's Office for Davidson County, Tennessee, and with said Unit being depicted in Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Brian A. Chester, unmarried by Warranty deed from Emmy Hendrick, Successor Trustee of The 429 Westboro Dr Trust of record in Instrument No. 20190718-0070505 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 18, 2019.

Being the same property conveyed to Brandon Upton and Sarah Upton, husband and wife by Warranty deed from Brian A. Chester, unmarried of record in Instrument No. 2020902-0100083 Register's Office for Davidson County, Tennessee, dated September 01, 2020 and recorded on September 02, 2020.

Being also known as 429 A Westboro Drive Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 18th day of April, 2022.

Brandon Upton

Sarah Upton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2022, before me personally appeared Brandon Upton and Sarah Upton, 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 18th day of April, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024