Karen Johnson Davidson County
Batch# 854448 DEEDWARR
05/12/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20220512-0055009

When recorded, return to:
Costner Law Office, PLLC
10735 David Taylor Drive #260
Charlotte, NC 28262

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-17027-KS-s

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

NIKKI L KIMBALL
Notary Public
Mecklenburg
County
My Comm. Exp.
09-08-2026
NORTH CAROLINA

The actual consideration or value, whichever is greater, for this transfer is $282,500.00.

Alina Draghici
Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Nikki L Kimball
Notary Public
My Commission Expires: 9-8-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Portico 3, LLC, a Delaware limited liability company 251 Little Falls Drive Wilmington, DE 19808	Portico 3, LLC, a Delaware limited liability company 251 Little Falls Drive Wilmington, DE 19808	086 16 0 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Ellery E. Cunningham, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Portico 3, LLC, a Delaware limited liability company, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 AS SHOWN ON THE PLAN OF SECTION ONE, REVISED VALLEY GROVE, OF RECORD IN PLAT BOOK 5200, PAGE 388, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Ellery E. Cunningham, a married man by Warranty Deed from Martin P. MacMillan, a married man, joined by his wife Denise MacMillan of record as Instrument No. 20110617-0046743 in the Register's Office for Davidson County, Tennessee, dated June 10, 2011 and recorded on June 17, 2011.

Being also known as 4228 Valley Grove Drive, Hermitage, TN 37076
Parcel No. 086 16 0 035.00

☐ This is improved property located at: **4228 Valley Grove Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~29th day of April, 2022.~~ May 2, 2022

GRANTOR:

Ellery Cunningham 5/2/2022
Ellery E. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ellery E. Cunningham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2022.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/14/24

Attachment

True Copy Certification

I, Alina Draghici, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Document date: May 2nd, 2022

A Draghici

Signature date: 05/03/2022

State of North Carolina

County of Mecklenburg

Personally appeared before me, Nikki L Kimball (name of notary), a notary public for this county and state, Alina Draghici (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Document Date: 5/2/2022

Nikki L K

Notary Signature

Signature date: 5/3/2022

My commission Expires: 9-8-2026

Notary Seal (if on paper)

NIKKI L KIMBALL
Notary Public
Mecklenburg
County
My Comm. Exp.
09-08-2026
NORTH CAROLINA