Karen Johnson Davidson County
Batch# 877767 DEEDWARR
06/24/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220624-0072669

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Rutherford~~ Davidson NP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10th~~ 21st day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherry A. McLendon Jason Thams	New Owners	072-15-0W 024.00 CO
(NAME) 1507 Porter Road, Unit 106	(NAME) 125 E Lynn St, Unit 304	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Seattle, WA 98102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tudor Building Group, GP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sherry A. McLendon and Jason Thams, wife and husband,** hereinafter called the GRANTEES, 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 Unit No. 106, on the Plan of Porter Village Phase 2 Condominiums, as established by Declaration of Covenants, Conditions and Restrictions of Porter Village Phase 2 Condominiums, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220324-0034081, and amended by First Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220520-0058980 and Second Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220524-0060228 and Third Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220608-0065680 and further described at Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762, Instrument No. 20190906-0090242, Instrument No. 20200304-0024340, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto.

Being part of the same property conveyed to Tudor Building Group, GP by deed of record in Instrument No. 20190906-0090243 and Instrument No. 20190906-0090244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1507 Porter Road, Unit 106, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 10th day of June, 2022.

Lori Holloway

Tudor Building Group, GP
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

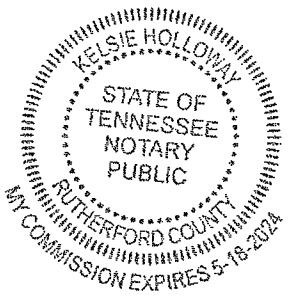
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Tudor Building Group, GP, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2022.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

File No.: 22537



Certificate of Authenticity

I, Cami Allen, 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 6-10-22.

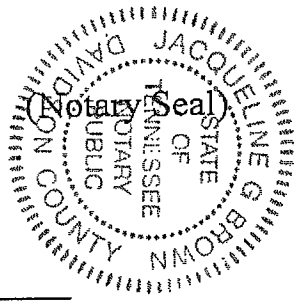
Ca Allen
Affiant Signature

6-10-22
Date

State of Tennessee
County of Sevier

Sworn to and subscribed before me this 10 day of June, 2022.

Jacqueline G Brown
Notary's Signature



(Notary Seal)

My Commission Expires: 11/3/25