Karen Johnson Davidson County
Batch# 906758 DEEDWARR
08/23/2022 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220823-0095228

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2022.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Rizzo	Community Mortgage	043 02 0 066.00
(NAME)	(NAME)	
624 May Drive	3401 College Blvd. Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Leawood, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Tyrese Porter and Kristina Porter, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan Rizzo, a single man, 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:

BEING Lot No. 19, on the Plan of Farview Subdivision, Section 2, of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot. ALSO:

Land in Davidson County, Tennessee, and being a portion of reserve Parcel A on the Plan of Farview, Section 2, of record in Plat Book 3600, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point at the easternmost common corner of Lots 18 and 19 on the Plan of Farview, Section 2; thence with the easterly line of Lot 19 North 21 degrees 31 minutes 00 seconds West 72.91 feet to an iron pin at the easternmost corner of Lot 19 of Section 2 and Lot 90 of Farview, Section 3; thence North 68 degrees 26 minutes 57 seconds East 114.27 feet to an iron pin; thence South 17 degrees 13 minutes 55 seconds East 73.12 feet to an iron pin; thence South 68 degrees 26 minutes 57 seconds West 108.81 feet to the point of beginning, containing 0.19 acres, more or less.

Being the same property conveyed to Tyrese Porter and Kristina Porter, husband and wife, of record in Instrument No. 20150227-0017332, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3570, Page 147, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Strom Drainage of record in Book 7397, Page 906, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 3600, Page 6, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 624 May Drive, Madison, TN 37115
(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 our hands this 12th day of August, 2022.

Tyrese Porter

Kristina Porter

STATE OF TENNESSEE

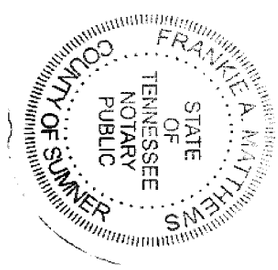
COUNTY OF Robertson

On this 12th day of August, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tyrese Porter and Kristina Porter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-21-24

Notary Public,



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 23, 2022 (date of document).

Affiant Signature

August 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025