WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18977-DS

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 921262 DEEDWARR
09/26/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20220926-0106136

ADDRESS NEW OWNER:
Portico 3, LLC
318 First Ave South
Suite 310
Seattle WA 98104

SEND TAX BILL TO:
Pickett Realty Services
Attn: Shaun O'Connor
318 First Ave. S. Suite 310
Seattle, WA. 98104

MAP/PARCEL 151-09-0B-072.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allison M. Ullein, a single woman, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Portico 3, LLC, a Delaware limited liability company, hereafter called the GRANTEES,** its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20050110-0003257, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allison M. Ullein, a single woman by Warranty Deed from Melissa L. Morris and Freddie Morris, wife and husband of record in Instrument No. 20210303-0027131 Register's Office for Davidson County, Tennessee, dated March 02, 2021 and recorded on March 03, 2021.

This is improved property known as: **5636 Dory Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES its heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 23rd day of September, 2022.

WITNESS MY HAND on this the 23rd day of September, 2022.

Allison M. Ullein

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Allison M. Ullein,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of September, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $408,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220420

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/23/2022

Kirsten Virden
Affiant Signature

9/23/22
Date

State of Tennessee

County of Davidson

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

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

