WARRANTY DEED

Karen Johnson Davidson County
Batch# 940494 **DEEDWARR**
11/14/2022 09:59:16 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20221114-0121055

JM-MRE-22-1101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terrell Kristen Raley	**NEW OWNER**	
(NAME)	(NAME)	**083-03-0-185.00**
1101 Porter Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PORTER ROAD PARTNERS, JV, A TENNESSEE JOINT VENTURE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRELL KRISTEN RALEY, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Resubdivision Plat of Lot No. 1, W. S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, of record in Plat at Instrument No. 20140630-0057236, 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 Porter Road Partners, JV, a Tennessee Joint Venture by Warranty Deed from Martin Rubenstein, married and Alan Rubenstein, married of record in Instrument No. 20201020-0122234 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 20, 2020 and Scrivener's Affidavit recorded in Instrument No. 20201120-0136870.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Book 161, Page 153, as revised in Instrument Number 20140630-0057236, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 Porter Road, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 10th DAY OF NOVEMBER, 2022.

Porter Road Partners, JV

BY: _____
Jon Wagenman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON WAGENMAN, signing for PORTER ROAD PARTNERS, JV, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of PORTER ROAD PARTNERS, JV, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212