Karen Johnson Davidson County
Batch# 947281 DEEDWARR
12/05/2022 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,352.35
20221205-0126636

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value whichever is greater, for this transfer is **$365,500.00**

Subscribed and sworn to before me this 2 day of December, 2022.

Allisyn G. Pinkston Kelsey Cruse

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
LEAH GUAGLIONE 207 Grenstone circle Brentwood, TN 37027	New Owner	171-02-0A-063.00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **W. EDWARD PORTER IV, EXECUTOR OF THE ESTATE OF WILLIAM E. PORTER, JR. and HERSCHEL BO GREGORY, DEVISEE**, have this day bargained and sold, and do hereby transfer and convey unto the said **LEAH GUAGLIONE, AN UNMARRIED WOMAN,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land lying and situated in Davidson County, Tennessee, being Unit No. 63 on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Virginia H. Dobbs, unmarried by Warranty Deed from Sandra C. Gregg, unmarried of record in Book 11719, Page 273, Register's Office for Davidson County, Tennessee, dated October 20, 1999 and recorded on October 27, 1999. The said Virginia H. Dobbs having since died on March 18, 2002 leaving Last Will and Testament filed for Probate in Docket No. 02P-974, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, left her property to her daughter Patricia Dobbs Gregory. (Said Last Will and Testament also recorded in Instrument No. 20020627-0077420, Register's Office for Davidson County, Tennessee. Patricia Dobbs Gregory having then married William E. Porter, Jr. Patricia Dobbs Gregory being one and the same as Patricia Conway Porter.)

Being the same property conveyed to William E. Porter, Jr. by Deed to Create Tenancy by Entirety with rights of survivorship from Patricia Conway Porter of record in Instrument No. 20200915-0105228, Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on September 15, 2020.

The said Patricia Conway Porter having since died on September 6, 2020 vesting William E. Porter, Jr. as surviving tenant by the entirety.

The said William E. Porter, Jr. having since died on June 6, 2022, his Estate being in probated in Docket No. 22P1285, in the Seventh Circuit Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 1st day of December, 2022.

W. Edward Porter Executor

W. EDWARD PORTER IV, EXECUTOR OF THE ESTATE OF WILLIAM E. PORTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Dimlight, a Notary Public in and for said County and State, **W. EDWARD PORTER IV, EXECUTOR OF THE ESTATE OF WILLIAM E. PORTER, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of The Estate of **William E. Porter, Jr.**, as appointed by court Order of record in Docket No. 22P1285 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this Instrument as the Executor on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of December, 2022.

Mary Dimlight
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 1st day of December, 2022.

HERSCHEL BO GREGORY, DEVISEE

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, Race Goodrich, a Notary Public in and for said County and State, **HERSCHEL BO GREGORY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cornelius [city], NC [state], this the 01 day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 06/08/2026

Race Goodrich
Notary Public
Iredell County
North Carolina
My Commission Expires 6/8/2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 December 1, 2022 and Date December 2, 2022.

Affiant Signature

12/2/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of December, 2022.

Allisyn G. Pinkston
Notary's Signature

My Commission Expires: 5/24/25
Date

Notary's Seal

