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

Karen Johnson Davidson County
Batch# 963165 DEEDWARR
01/20/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20230120-0004810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$230,000.00**

Subscribed and sworn to before me this 20th day of January, 2023.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Venancio Salgado & Anayeli Espinoza 3019 Morgan Road Joelton, TN 37080	Same as new owner.	**015-00-0-309.00**

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**, has this day bargained and sold, and does hereby transfer and convey unto the said **VENANCIO SALGADO and ANAYELI ESPINOZA, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the Fourteenth Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin (new) in the South right-of-way of Morgan Road (25' from center line), same being the northwest corner of Everhart as described in Book 7379, Page 109, Register's Office for Davidson County, Tennessee, and being the northeast corner of the herein described tract, thence leaving the right-of-way and with Everhart S 2 degrees 19' 35" W 1,258.51' to an iron pin (old), thence with Barnes as described in Instrument No. 20011217-0138762, Register's Office for Davidson County, Tennessee, N 87 degrees 31' 04" W 206.13' to an iron pin (new), thence severing this property N 2 degrees 10' 56" E 1,258.56' to an iron pin (new) in the South right-of-way of Morgan Road, thence with the right-of-way S 87 degrees 30' 00" E 209.28' to the point of beginning, cor taining 6.00 acres, more or less.

Being the same property conveyed to W. EDWARD PORTER, IV, AN UNMARRIED MAN, by deed from JAMES R. BERNSTORF AND BRENDA 0. BERNSTORF, HUSBAND AND WIFE, of record in Instrument No. 20200805-0056908, dated August 3, 2020, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their 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 Grantees, their 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 20th day of January, 2023.

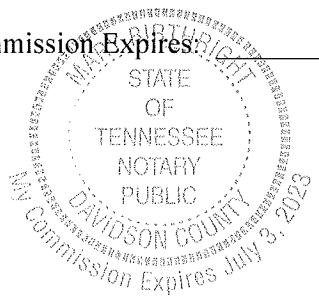
W. EDWARD PORTER, IV

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mary Burchright, a Notary Public in and for said County and State, **W. EDWARD PORTER, IV**, 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 Goodlettsville, Tennessee this the 26th day of January, 2023.

My Commission Expires:



NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 1/20/23 [DATE].

AFFIANT SIGNATURE

1/20/23
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 20 day of January, 2023.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

