Karen Johnson Davidson County
Batch# 965563 DEEDWARR
01/30/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $447.70
20230130-0006814

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

TO: *WARRANTY DEED*

RYAN K. MILLER

THIS DEED OF REALTY, executed as of the 27th day of January, 2023, by Grantor, W. EDWARD PORTER, IV, EXECUTOR OF THE ESTATE OF WILLIAM E. PORTER, JR. DECEASED, to Grantee, RYAN K. MILLER, unmarried man:

WITNESSETH:

That Grantor, as Executor of the Estate of William E. Porter, Jr., deceased, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the City of Nashville, Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 196 on the Plan of Claiborne Plan Nashville, as shown by plat appearing of record in Plat Book 21, Page 84, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> BEING the same property conveyed to Elmer A. Ramirez and Blanca Ramirez by Warranty Deed dated June 18, 2012, from Fred Meador, recorded June 18, 2012 at 3:54 PM appearing of record at Instrument No. 20120618-0053393, Register's Office for Davidson County, Tennessee.
>
> AS FURTHER CONVEYED TO William E. Porter, Trustee, by Trustee's Deed dated April 25, 2017, from William E. Porter, Trustee for Fred Meador, recorded June 14, 2017 at 2:33 PM, appearing of record at Instrument No.: 20170614-0059847, Register's Office for Davidson County, Tennessee.
>
> The said William E. Porter, Jr. died, testate, June 6, 2022. Reference is made to Petition to Probate Will of William E. Porter, Jr., deceased, filed July 11, 2022, with Order to Probate filed September 21, 2022, in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 22P1285, wherein W. Edward Porter, IV, was appointed Executor of the Estate of William E. Porter, Jr., deceased, with Letter Testamentary issued September 22, 2022. Said Will designated the above referenced real estate to be administrated as part of the probate estate. William E. Porter, Jr. and William E. Porter, Trustee being one and the same person.
>
> This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

That Grantor (1) covenants that he, as Executor of the Estate of William E. Porter, Jr., deceased, is lawfully seized and possessed of and has a perfect right to convey such realty and

that it is unencumbered except for 2023 taxes which have been prorated as of the date herein and assumed by Grantee; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

Executor

W. EDWARD PORTER, IV, Executor of the Estate of William E. Porter, Jr., deceased

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, W. Edward Porter, IV, Executor of the Estate of William E. Porter, Jr., deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of January, 2023.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

[Affix Notary Seal]

Notary Public

My Commission Expires: 8/20/2025

Property Owners Name and Mailing Address:

RYAN K. MILLER
118 Claiborne St
Nashville, TN 37210

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 92 CLAIBORNE ST, NASHVILLE, TN 37210
MAP-PARCEL: 093 16 0 034.00

STATE OF TENNESSEE, ROBERTSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $121,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 27th day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

[Affix Notary Seal]

Prepared by:
Christina M. Bartee, Esq.
BATON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172
(615) 382-4420

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

January 27, 2023.

Affiant Signature

January 30, 2023

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30th day of January, 2023,

Notary's Signature

My Commission Expires:

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY