Karen Johnson Davidson County
Batch# 984852 DEEDQC
03/27/2023 02:47:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022182

2.40

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LI
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 012000
PARCEL: 059.00
MAP: 141
PARCEL: 002.01

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Nelda K. Burks Porter and Andre Lanier Porter
2093 Graceland Dr.
Goodlettsville, TN 37072

Holly Hemmrich, Register
Sumner County Tennessee
Rec #: 1104409 Instrument #: 1445590
Rec'd: 15.00 Recorded
State: 0.00 3/22/2023 at 2:40 PM
Clerk: 0.00 in Record Book
Other: 2.00 6131
Total: 17.00 PGS 808-810

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, Nelda Burks Porter aka Nelda K. Porter, unmarried, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

TRACT NO. 1:

LAND in the 11th Councilmanic District of Davidson County, Tennessee, and being shown as Tract No. 1 according to a survey by Dye Surveyors, Forest E. Dye, surveyor, on July 19, 1975, as follows:

BEGINNING at an iron pin in a fence corner being the northwest corner of Ralph Walrond property, the west line of Williamson property and on the east line of Hager and Gentry property. Running North 12° 46' West 333.9 feet along a fence to an iron pin; thence North 80° 24' East 913.0 feet to the center of Mansker Creek; thence along center of creek South 22° 29' East 102.5 feet to a point; thence along the center of creek South 11° 58' East 251.0 feet to a point; thence leaving said creek running South 77° 55' West 514.4 feet to an iron pin near a fence corner; thence along a fence South 85° 52' West 415.7 feet to an iron pin and the point of beginning containing 7.66 acres.

BEING the property conveyed to Dwight Lanier Porter and wife, Nelda Burks Porter by Installment Deed dated 9/12/1975 from Porter G. Williamson and wife, Hattie Sue Williamson, of record in Book 4951, Page 834, Register's Office Davidson County, Tennessee. Dwight Lanier Porter now being deceased, having died 1/2/2023, leaving Nelda Burks Porter as the surviving tenant by the entirety.

This is (X) improved property known as: 2093 Graceland Dr., Goodlettsville, TN 37072.

TRACT NO. 2:

A small tract of land in the 6th Civil District of Sumner County, Tennessee, and adjoining Tract No. 1 in Davidson County, Tennessee, in the 11th Councilmanic Civil District, heretofore conveyed to Dwight L. Porter et ux, by deed from Porter G. Williamson et ux, of record in Book 4951, Page 834, Register's Office Davidson County, Tennessee, and more

particularly described according to a survey by John B. Bates, Viking Surveying, as follows, March 17, 1978:

BEGINNING at a nail in the center line of Williamson Road same being the N.E. corner of Tract being conveyed furthered identified as being S. 24 deg. 15' E. 384.0 feet from a nail in the centerline of Williamson Road, being a point in Browns north property line where his line crosses Williamson Road to the center of the creek; thence leaving the center of Road, S 72° W. (passing an iron pin at 24 feet by a locust tree on the west margin of road) in all 44.0 feet to a point in center of creek (marked by a forked sycamore tree on west bank of creek); thence down the center of creek S. 27° 15' E. 60.0 feet to a point in center of creek (marked by a wild cherry tree on west bank of creek); thence N. 57° E. (passing a iron pin on east bank of creek and west margin of the road by a oak stump at 24 feet) in all a total of 44.0 feet to a nail in the centerline of Williamson Road; thence N. 22° W. (with the centerline of Williamson Road) 50.0 feet to a nail the point of beginning, containing 0.05 acres, more or less.

BEING the same property conveyed to Dwight L. Porter and wife, Nelda K. Porter by Warranty Deed dated 3/21/78 from Jesse L. Brown and wife, Virginia D. Brown of record in Book 5269, Page 729, Register's Office for Davidson County, Tennessee and Deed Book 393, Page 398, Register's Office for Sumner County, Tennessee. Dwight L. Porter now being deceased, having died 1/2/2023, leaving Nelda K. Porter as the surviving tenant by the entirety.

NOTE: This property adjoins the tract heretofore referred to and is added to said tract No. 1 to make it one complete tract fronting on Williamson Road, and is recorded in Davidson County, Tennessee for that purpose.

This is (X) unimproved property known as: 0 Williamson Rd., Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Nelda B. Porter, unmarried and Andre Lanier Porter, married, as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 22 day of March 2023.

Nelda K. Burks Porter

Nelda K. Burks Porter

Tammy Mellons

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Nelda B. Porter, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 22nd day of March 2023.

Melissa Heavener
Notary Public
My Commission Expires:

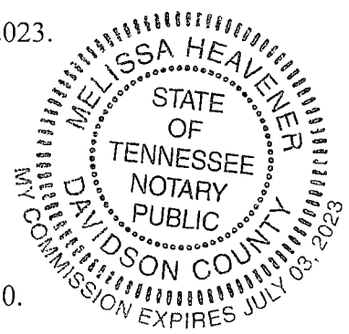


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 22nd day of March 2023.

Melissa Heavener
Notary Public
My Commission Expires:



The actual consideration or value whichever is greater, for this transfer is $0.

Nelda B. Porter
Affiant

Sworn and subscribed before me, this the 22nd day of March 2023.

Melissa Heavener
Notary Public
My Commission Expires:

