PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch# 1001414 **DEEDWARR**
05/09/2023 02 17 08 PM 2 pgs
Fees $13 00 Taxes $1,498 50
20230509-0034580

Ivey Title, LLC Ref: (DW) Title No.. 63085-A
Dav Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nelly-Ange Tchouatang Kontchou 842 Cherokee Ave #12 Nashville, TN 37207	Cadence Bank, ISAOA/ATIMA 5217 Maryland Way Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 072091D01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$405,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Channing Nadine Porter, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nelly-Ange Tchouatang Kontchou, single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, Unit No 12 as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 849, of record in Instrument No. 20190130-0008960, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Channing Nadine Porter, unmarried, by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company, dated August 14, 2020 and recorded on August 17, 2020, of record in Instrument No. 20200817-0092144, Register's Office for Davidson County, Tennessee

This property is not a marital residence and, as such, is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C.A. 26-2-301 or other similar statute

Description Reference Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20190130-0008960, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190130-0008960, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181130-0116974, said Register's Office; Charter of Townhomes at 849 Homeowners Association of record in Instrument No 20190205-0010887, said Register's Office, Easement for storm water drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No 20181130-0117223, said Register's Office,

Rights of ingress and egress to the proposed turn-around on Cherokee Avenue of record in Book 4088, page 619, said Register's Office.

This is improved property, known as 849 Cherokee Avenue, # 12, Nashville, TN 37207

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2 day of May, 2023.

Channing Nadine Porter

State of Tennessee

County of Davidson

On this 2nd day of May, 2023, before me the undersigned authority, personally appeared Channing Nadine Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H TAYLOR · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $405,000 00

Affiant

Sworn and subscribed before me this 2 day of May, 2023.

SANDRA DENISE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

Notary

My Commission Expires