Karen Johnson Davidson County
Batch# 1003172 DEEDWARR
05/15/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230515-0036082

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00

Sharon L Muller
Affiant Signature

Subscribed and sworn to before me on this the 12th Day of May, 2023

Notary Public

My Commission expires 10 / 17 / 2023

JONNA L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
**BMB Properties**
**944 Main St**
**Nashville, TN 37206**

**SEND TAX BILLS TO:**
**BMB Properties**
**944 Main St**
**Nashville, TN 37206**

**MAP AND PARCEL NUMBER:** 08303011100

# WARRANTY DEED
## 23NT00433

Effective the 12th Day of May, 2023 and for and in consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Harry D. Porter and wife, Brenda D. Porter**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**BMB Properties, a Tennessee general partnership**

Hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 60 on the Plan of Brownsville, as of record in Book 21, page 9, said Register's Office, being Lot No. 5 and the northerly three feet of Lot No. 4 of R. Lloyd Scobey's Subdivision of part of said Lot No. 60, as described according to a survey by Hickerson-Miller Engineers, dated November 18, 1958, and further described according to a survey by John Kohl, surveyor, dated June 19, 1985, as follows:

Beginning at a point in the easterly margin of Porter Road; thence N 22 degrees 45 minutes E 63 feet along said Porter Road to a point; thence S 88 degrees E 158 feet to a point; thence S 12 degrees 30 minutes W 63 feet to a point; thence N 88 degrees W 175.8 feet to the point of beginning.

Being the same property as conveyed to Harry D. Porter and wife, Brenda D. Porter by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. dated 06/13/1991 recorded 07/01/1991 in Book 8388, Page 14, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by Grantee, and (2) matters shown on the plan of record in book 21, page 9, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1415 Porter Rd, Nashville, TN 37206-1605

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, its successors and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise here in set forth. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Brenda D. Porter

**Brenda D. Porter**

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brenda D. Porter,** the within named bargainer, 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, at office, this 12 day of, May, 2023.

Notary Public

My Commission expires: 9/21/26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Harry D. Porter

**Harry D. Porter**

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Harry D. Porter,** the within named bargainer, 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, at office, this 12 day of, May, 2023.

Notary Public

My Commission expires: 9/21/26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, William T. Smith, 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 May 12, 2023.

Affiant Signature

Date: 5/12/23

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 12th day of May, 2023.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

