Karen Johnson Davidson County
Batch# 1015599 DEEDWARR
06/15/2023 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230615-0045825

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

LR-HVE-23-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1413 Porter, LLC **William Leslie Lurwick, Jr.** **Rob Stouder** **Michael Gomez**	1413 Porter, LLC	
(NAME) **1413 Porter Rd**	(NAME) 375 Herron Dr Apt 2	**083-03-0-112.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNIE G. CAVENDER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1413 PORTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Being part of Lot No. 60 on the Plan of Brownsville, of record in Book 21, page 9, said Register's Office, and the southerly 57 feet of Lot No. 4 on the plan of R. Lloyd Scobey's Subdivision of part of Lot 60 described according to a survey by John B. Kohl, III, dated October 26, 1977, as follows:

BEGINNING at an iron pin in the easterly margin of Porter Road at the southwesterly corner of the property conveyed to J. C. Blair, et ux by deed from W. F. Carr, et ux, of record in Book 2882, page 294, said Register's Office; thence with the easterly margin of said road, South 22 deg. 45 min. West 57 feet to the northwesterly corner of the property conveyed to Arthur Morris, et ux, by deed from R. L. Scobey, Trustee, of record in Book 1628, page 517, said Register's Office; thence with the northerly boundary line of said Morris property South 88 deg. East 184 feet to an iron pin, Arthur Morris' northeasterly corner; thence North 12 deg. 30 min. East 57 feet to Blair's southeasterly corner; thence with Blair's southerly boundary line North 88 deg. West 175.8 feet to the point of beginning.

Being the same property conveyed to Andrew Lynn Cavender and wife, Connie G. Cavender by Warranty Deed from Kenneth G. Bowers and wife, Linda R. Bowers of record in Book 5220, page 434, Register's Office for Davidson County, Tennessee, dated November 03, 1977 and recorded on November 09, 1977. The said Andrew Lynn Cavender having since died on March 30, 2023, leaving Connie G. Cavender as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1413 Porter Rd, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against 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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2023.

Connie G. Cavender by Charlie Gregory Attorney in Fact

Connie G. Cavender by Charlie Gregory
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLIE GREGORY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CONNIE G. CAVENDER, and who acknowledged he/she/they executed the same as the free act and deed of the said CONNIE G. CAVENDER.

Witness my hand and official seal, this the 15th of June, 2023.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 6/15/23 (date of document).

Affiant Signature

Date 6/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025