WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 9-6-26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DARK GALL

File #23-PA-0240-P

Karen Johnson Davidson County
Batch# 1023568 DEEDWARR
07/07/2023 09 25 02 AM 2 pgs
Fees $13 00 Taxes $1,404 15

20230707-0051929

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Charles Porter and Melinda Porter	**New Owner**	
(NAME)	(NAME)	
240 Myhr Green	2217 Master Drive	**142 07 0C 046.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Jonesboro AR 72404	
(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, **NANCY GREGG, A MARRIED PERSON, AND DOUGLAS P. HASLER, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES PORTER AND MELINDA PORTER, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Unit No 46 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office, Certificate of Correction and Affidavit recorded in Book 7467, Page 279 as said Master Deed has been Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312 and Instrument No. 20111101-0084880, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said Unit.

Being the same property conveyed to Douglas P Hasler, married, and Nancy Gregg, married, as tenants in common with right of survivorship, by Warranty Deed from Dennis E. Wood and Gilbert H. Wood, devises of the last will and testament of Harrell E. Wood, of record in Instrument No. 20230131-0007256, in the Register's Office of Davidson County, Tennessee, dated January 31, 2023 and recorded on January 31, 2023.

Said property has never been the primary marital residence of either of the herein named Grantors.

This conveyance is subject to.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ashley Green, as recorded in Plat Book 6900, Page(s) 978

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashley Green Condominium of record in Book 7184, Page 44, as amended by instrument(s) of record in Certificate of Correction and Affidavit recorded in Book 7467, Page 279; Amendment recorded in Book 7482,

Page 312 and Instrument No. 20111101-0084880, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

*Easement for Public Utilities, recorded in Instrument No 20060724-0088823.

*Storm Water Detention Agreement as set forth in instrument recorded in Book 6880, Page 121.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **240 Myhr Green, Nashville, TN 37221**.

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 6th day of July, 2023.

Nancy Gregg

Douglas P. Hasler by Nancy Gregg, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2023, before me personally appeared Nancy Gregg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 6th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2023, before me personally appeared Nancy Gregg, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Douglas P Hasler and acknowledged that he executed the same as the free act and deed of the said Douglas P Hasler.

Witness my hand, at office, this 6th day of July, 2023

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204