This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21069-AP

Karen Johnson Davidson County
Batch# 1024109 DEEDWARR
07/10/2023 09 32 54 AM 2 pgs
Fees $13 00 Taxes $2,738 00
20230710-0052363

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this the 7th day of July, 2023

Notary Public
My Commission Expires: 1-8-24

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Arenhold Porter 1321B Stainback Ave Nashville, TN 37206	New Owner	71-15-572 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Arenhold Porter, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot 94 on the Plat of The Highland Land Company's Subdivision, of record in Book 421, page 14, in the Register's Office for Davidson County, Tennessee.

Said Lot 94 fronts together 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Quitclaim Deed from Southern Spaces, LLC, a Tennessee limited liability company, dated October 29, 2021, recorded November 3, 2021, of record in Instrument No. 20211103-0147144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Felecia Bransford, Howard Bransford, Calvin Bransford and Floyd Bransford Jr., dated Septemebr 17, 2021, recorded September 22, 2022, of record in Instrument No. 20210922-0127551, Register's Office for Davidson County, Tennessee.

This is improved property located at· **1321 Stainback Avenue, B, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2023.

GRANTOR:

Southern Spaces LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K Bowsell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Bowsell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2023

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires. 11-6-2024