Karen Johnson Davidson County
Batch# 1036719 DEEDWARR
08/10/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20230810-0061916

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027 (AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Y-P-23-617

THIS INSTRUMENT WAS PREPARED BY
Ruby 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)
Amber Banks and Brock Grubb	Same As	
(NAME)	(NAME)	**083-11-0-009.00**
617 Skyview Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **STEVEN L. PORTER AND LINDSEY THOMPSON PORTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMBER BANKS AND BROCK GRUBB, WIFE AND HUSBAND,** 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 Lot No. 120 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven L. Porter and Lindsey E. Thompson, husband and wife by Warranty deed from Chad Padgett, an unmarried person of record in Instrument No. 20150302-0017801 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 02, 2015.

Lindsey E. Thompson is now known as Lindsey Thompson Porter

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 34, 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: **617 Skyview Drive, 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand(s) this the ~~15th~~ 9th DAY OF AUGUST, 2023.

Steven L Porter by PH Attorney in Fact
Steven L. Porter by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record simultaneously herewith.

Lindsey Thompson Porter by PH Attorney in Fact
Lindsey Thompson Porter by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 STEVEN L. PORTER AND LINDSEY THOMPSON PORTER, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVEN L. PORTER AND LINDSEY THOMPSON PORTER.

Witness my hand and official seal, this the ~~15th~~ 9th of August, 2023.

Stephanie Woodall
Notary Public
My Commission Expires: _____
(SEAL)

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

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 9, 2023**.

Date

D Hardwick

Affiant Signature

August 9, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026