Karen Johnson Davidson County
Batch# 1050667 DEEDWARR
09/15/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230915-0072643

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,000,000.00.

Jennifer A. Hoffman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of September, 2023.

Brenda Shelby
NOTARY PUBLIC

My commission expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-20-2027

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sarah Zanc and Juliana Zanc	OneTrust International	109000216.00, 109000215.00 & 109000214.00
(NAME)	(NAME)	
12212 Old Hickory Boulevard	273 Ponce de Leon Ave., Ste. 1500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Juan, PR 00917	

Warranty Deed

For and in Consideration of the sum of $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 **Charles E. Porter and Gale C. Porter, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sarah Zanc and Juliana Zanc, as joint tenants**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT 1

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Old Hickory Boulevard said point being further described as lying 835, more or less, feet south of the southeast corner of the Brooks property (Instrument No. 20031111-0165045, Register's Office for Davidson County, Tennessee; formerly F. A. McIntire, Sr. property); thence running with said westerly margin of Old Hickory Boulevard South 4° 19' 57" East a distance of 310.41 feet to a point on the northerly property line of the United States Government property (commonly known as the Cook Public Use Park), thence running with said United States Government's northern line North 81° 28' 23" West a distance of 875.29 feet to a point, thence continuing with the United States Government line North 81° 23' 07" West a distance of 273.45 feet to a point; thence leaving said United States Government's northern line and running North 13° 06' 05" East a distance of 275.82 feet to a point; thence South 82° 57' 01" East a distance of 1058.01 feet to the point of beginning, containing 7.33, more or less, acres.

Being the same property conveyed to Charles E. Porter and Gale C. Porter by deed from the Federal National Mortgage Association of record in Book 6192, Page 185, said Register's Office.

TRACT 2

Land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 2 of Cooks Landing Estates, not of record, and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Old Hickory Boulevard, said point further described as lying 784 feet, more or less, south of the southeast corner of the Brooks property (Instrument No. 20031111-0165045, Register's Office for Davidson County, Tennessee; formerly F. A. McIntire, Sr. property); thence running with said westerly margin of Old Hickory Boulevard South 4° 19' 57" East a distance of 51 feet to a point; thence leaving said westerly margin of Old Hickory Boulevard and running North 82° 57' 01" West a distance of 1058.01 feet to a point; thence South 13° 06' 05" West a

distance of 275.82 feet to a point on the northerly property line of the United States Government property (commonly known as the Cook Public Use Park); thence running with said northerly line North 81° 23' 07" West a distance of 335 feet to a point; thence leaving said northerly property line of the United States Government property and running with the easterly property line of the United States Government property North 11° 33' 13" East a distance of 427.92 feet to a point; thence North 52° 51' 07" East a distance of 540.36 feet to a point; thence leaving said easterly line of the United States Government property and running South 13° 06' 05" West a distance of 490.92 feet to a point (erroneously stated on prior deed as 40.92 feet); thence South 82° 57' 01" East a distance of 1042.65 feet to the point of beginning, containing 6.09, more or less, acres.

Being the same property conveyed to CHARLES E. PORTER AND WIFE, GALE PORTER, by deed from RANDAL WADE BISSINGER, UNMARRIED AND EDWARD B. SAYNAY AND WIFE, MARY LYNN SAYNAY, of record in Book 6191, page 151, dated December 8, 1983, said Register's Office.

TRACT 3

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Old Hickory Boulevard, said point further described as lying 521, more or less, feet south of the southeast corner of Brooks property (Instrument No. 20031111-0165045, Register's Office for Davidson County, Tennessee; formerly F. A. McIntire, Sr. property); thence running with said westerly margin of Old Hickory Boulevard, South 4° 19' 57" East, a distance of 263 feet to a point; thence leaving said westerly margin of Old Hickory Boulevard and running North 82° 57' 01" West, a distance of 1042.65 feet to a point; thence North 13° 06' 05" East a distance of 259.30 feet to a point; thence South 82° 57' 01" East a distance of 963.59 feet to the point of beginning, containing 5.94 acres more or less.

Being the same property conveyed to CHARLES E. PORTER AND WIFE, GALE C. PORTER, by deed from D.W. MCMACKIN, SUBSTITUTE TRUSTEE, of record in Book 8329, page 589, dated April 12, 1991, said Register's Office.

This property is __unimproved _X_improved property known as: 12212 & 12190 and 0 GP CP Old Hickory Boulevard, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of September, 2023.

Charles E. Porter

Gale C. Porter

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Porter and Gale C. Porter, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2023.

Notary Public
My Commission Expires:

GERI FORKUM POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 9/14/23.

Jennifer A Hoffman
AFFIANT

DATE: 9/15/23

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 15th day of September, 2023.

NOTARY PUBLIC

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

My Commission Expires: _____