Karen Johnson Davidson County
Batch# 1067571 DEEDQC
11/02/2023 10:36:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231102-0085782

This instrument prepared by:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

Address New Owner:	**Send Tax Bills To:**
Nelda B. Porter Revocable Living Trust Nelda B. Porter, Trustee 2093 Graceland Dr. Goodlettsville, TN 37072	Same **Map/Parcel** **012000 059.00** **Map/Parcel** **141 002.01**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that:

GRANTORS: Nelda B. Porter, unmarried, and Andre Lanier Porter, married, does hereby bargain, sell, release, remise, quit claim and convey unto:

GRANTEE: Nelda B. Porter, as Trustee under the provisions of the trust agreement dated November 1, 2023, and known as the Nelda B. Porter Revocable Living Trust, all right, title and interest in and to the following described real estate, to wit:

TRACT NO.1:

LAND in the 11th Councilmanic District of Davidson County, Tennessee, and being shown as Tract No. 1 according to a survey by Dye Surveyors, Forest E. Dye, surveyor, on July 19, 1975, as follows:

BEGINNING at an iron pin in a fence corner being the northwest corner of Ralph Walrond property, the west line of Williamson property and on the east line of Hager and Gentry property. Running North 12° 46' West 333.9 feet along a fence to an iron pin; thence North 80° 24' East 913.0 feet to the center of Mansker Creek; thence along center of creek South 22° 29' East 102.5 feet to a point; thence along the center of creek South 11° 58' East 251.0 feet to a point; thence leaving said creek running South 77° 55' West 514.4 feet to an iron pin near a fence corner; thence along a fence South 85° 52' West 415.7 feet to an iron pin and the point of beginning containing 7.66 acres.

Being the same property conveyed to Tammy Mellons, Trustee, from Nelda B. Porter by Quitclaim and then conveyed to Nelda B. Porter and Andre L. Porter from Tammy Mellons by Quitclaim deed dated March 22, 2023 and recorded on

March 27, 2023 in instrument number 20230327-0022182, Register of Deed for Davidson County, Tennessee.

***This* is improved property known as: 2093 Graceland Dr., Goodlettsville, TN 37072**

TRACT NO.2:

A small tract of land in the 6th Civil District of Sumner County, Tennessee, and adjoining Tract No. 1 in Davidson County, Tennessee, in the 11th Councilmanic Civil District, heretofore conveyed to Dwight L. Porter et ux, by deed from Porter G. Williamson et ux, of record in Book 4951, Page 834, Register's Office Davidson County, Tennessee, and more particularly described according to a survey by John B. Bates, Viking Surveying, as follows, March 17, 1978:

BEGINNING at a nail in the center line of Williamson Road same being the N.E. corner of Tract being conveyed furthered identified as being S. 24 deg. 15' E. 384.0 feet from a nail in the centerline of Williamson Road, being a point in Browns north property line where his line crosses Williamson Road to the center of the creek; thence leaving the center of Road, S 72° W. (passing an iron pin at 24 feet by a locust tree on the west margin, of road) in all 44.0 feet to a point in center of creek (marked by a forked sycamore tree on west bank of creek); thence down the center of creek S. 27° 15' E. 60.0 feet to a point in center of creek (marked by a wild cherry tree on west bank of creek); thence N. 57° E. (passing a iron pin on east bank of creek and west margin of the road by a oak stump at 24 feet) in all a total of 44.0 feet to a nail in the centerline of Williamson Road; thence N. 22° W. (with the centerline of Williamson Road) 50.0 feet to a nail the point of beginning, containing 0.05 acres, more or less.

Being the same property conveyed to Tammy Mellons, Trustee, from Nelda B. Porter by Quitclaim and then conveyed to Nelda B. Porter and Andre L. Porter from Tammy Mellons by Quitclaim deed dated March 22, 2023 and recorded on March 27, 2023 in instrument number 20230327-0022182, Register of Deed for Davidson County, Tennessee.

NOTE: This property adjoins the tract heretofore referred to and is added to said tract No. 1 to make it one complete tract fronting on Williamson Road, and is recorded in Davidson County, Tennessee for that purpose.

This is unimproved property known as: 0 Williamson Rd., Goodlettsville, TN 37072

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES

ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS my hand this 1st day of November, 2023.

Nelda B. Porter
Nelda B. Porter

Andre L. Porter
Andre L. Porter

State of Tennessee
County of Wilson

On this, the 1st day of November 2023, before me personally appeared Nelda B. Porter, and Andre L. Porter, to me known to be the person described in and who executed the foregoing instrument; acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of November 2023.

Georgina K. Hughes
Notary Public

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

OATH OF CONSIDERATION

State of Tennessee
County of Wilson

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Nelda B. Porter

Nelda B. Porter

Andre L. Porter

Andre L. Porter

Subscribed and sworn before me, this 1st day of November 2023.

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

Georgina K. Hughes

Notary Public