Karen Johnson Davidson County
Batch# 1069722 DEEDWARR
11/08/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20231108-0087310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public

My commission expires:

(Notary Stamp)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elizabeth Porter	New Owner	161-09-0-065.00
415 Hill Road	415 Hill Road	
Nashville, TN 37220	Nashville TN 37220	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Pino Properties LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Porter, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13-A on the Plan of Zone Lot Division, Lot 13 of Section One, Brentwood Meadows of record in Plat Book 6250, Page 294, 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 Pino Properties LLC, a Tennessee Limited Liability Company by Special Warranty deed from Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230622-0047293

Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June, 22, 2023. (Value of consideration shown in aforementioned deed $279,000.00.)

This is improved property known as **415 Hill Road, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of October, 2023.

Pino Properties, LLC, a Tennessee Limited Liability Company

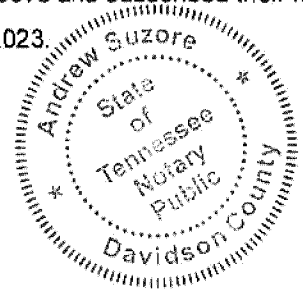
Jose Reyes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jose Reyes, member of Pino Properties LLC, a Tennessee Limited Liability Company, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of October, 2023.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 23-001215-524

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **October 31, 2023**.

Date

Affiant Signature

November 8, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **8** day of **November**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)