WARRANTY DEED

Karen Johnson Davidson County
Batch# 1083968 DEEDWARR
12/19/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,015.65
20231219-0097967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00.

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2023.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 7-16-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1191-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ellie Chase Brown	ASCEND FEDERAL CREDIT UNION	072-15-0W-031.00-CO
(NAME)	(NAME)	
1507 Porter Rd #206	520 Airpark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	TULLAHOMA, TENNESSEE 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Four Thousand Five Hundred And No/100 Dollars ($274,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALLAN S. NIGHT AS TRUSTEE OF THE ALLAN S. NIGHT TRUST DATED JULY 30, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIE CHASE BROWN, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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 Unit 206 of Porter Village Phase 2, Condominiums, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Porter Village Phase 2, Condominiums, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200304-0024340, Instrument No. 20220324-0034081, First Amendment filed at Instrument No. 20220520-0058980, Second Amendment filed at Instrument No. 20220524-0060228 and Third Amendment filed at Instrument No. 20220608-0065680, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Porter Village Phase 2, Condominiums, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said

Declaration appearing in Instrument No. 20200304-0024340, Instrument No. 20220324-0034081, First Amendment filed at Instrument No. 20220520-0058980, Second Amendment filed at Instrument No. 20220524-0060228 and Third Amendment filed at Instrument No. 20220608-0065680, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to The Allan S. Night Trust dated July 30, 2019 by Warranty Deed from Tudor Building Group GP of record in Instrument No. 20220516-0055628 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 16, 2022 and Corrective Warranty Deed recorded on May 19, 2022 in Instrument No. 20220519-0058203.

This is:

unimproved ☐

improved ☒ property, known as 1507 Porter Rd #206, Nashville, TN 37206

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this _____ day of December, 2023.

The Allan S. Night Trust dated July 30, 2019

BY: _____

Allan S. Night
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Before me, a Notary Public of the state and county mentioned, personally appeared Allan S. Night trustee of The Allan S. Night Trust dated July 30, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the trustee for The Allan S. Night Trust, the within named bargainor, a trust, and that such trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Allan Night.

Witness my hand, at office, this 14 day of December, 2023.

Kathryn Tong
Notary Public

My Commission Expires: 9-19-2026

NRO1 KATHRYN TONG
COMM. #2413900
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 19, 2026 NRO1

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers 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 12-15-23.

Kim Rogers
Affiant
Date: 12-15-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of December, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY