Karen Johnson
Batch # 1089956
01/09/2024 12:14:02 PM
Fees: $12.00 Taxes: $0.00
20240109-0001862

Davidson County
DEEDQC
2 pgs

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LETRICIA L. ESPINOZA, ET AL	**SAME**	**090-11-0-019.00**
(NAME) **644 RIVER ROUGE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LETRICIA L. ESPINOZA, ADMINISTRATOR OF THE ESTATE OF BOYD FRANKLIN PORTER, JR. DECEASED, AND BEING THE SOLE HEIR AT LAW OF BOYD FRANKLIN PORTER, JR. FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **LETRICIA L. ESPINOZA AND HUSBAND, KIRK RUSSELL ESPINOZA, AND AMANDA ESPINOZA, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, THE FOLLOWING TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 609 on the Plan of Charlotte Park, Section 9, of record in Book 2900, Page 77, said Register's Office.

Said Lot No. 609 fronts 73.0 feet on the easterly side of River Rouge and extends back 130.0 feet between parallel lines to a dead line in the rear measuring 73.0 feet thereon.

Being the same property conveyed to Boyd F. Porter a/k/a Boyd F. Porter, Sr. and Boyd F. Porter, Jr., as tenants in common with right of survivorship, from Boyd F. Porter, Sr., by quitclaim deed dated August 8, 2012 of record as Instrument No. 20120808-0070735, Register's Office for Davidson County, Tennessee. The said Boyd F. Porter, Sr. having since died on or about November 11, 2017 leaving Boyd F. Porter, Jr.as the surviving tenant. The said Boyd Franklin Porter, Jr. (a/k/a Boyd F. Porter, Jr.) died June 1, 2023, leaving his sister, Letricia L. Espinoza as his sole heir at law. See the Administration of the Estate of Boyd Franklin Porter, Jr. SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION as Docket No. 23P1447.

Unimproved ( )
This is improved(X) property known as **644 RIVER ROUGE DRIVE , NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 9th day of January, 2024.

Letricia L Espinoza
Administrator of the Estate of
Boyd Franklin Porter Jr.

LETRICIA L. ESPINOZA,
ADMINISTRATOR OF THE ESTATE OF
BOYD FRANKLIN PORTER JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LETRICIA L. ESPINOZA, ADMINISTRATOR OF THE ESTATE OF BOYD FRANKLIN PORTER, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of January, 2024.

My Commission Expires: 3/3/2016

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON