Karen Johnson Davidson County
Batch# 1109604 DEEDWARR
03/11/2024 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240311-0016748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~7th~~ 11th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

B-EXP-24-1615B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameran McKean	NCN Owner	
(NAME)	(NAME)	**072-15-2G-002.00-CO**
1615B Porter Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE M. LUBBERT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERAN MCKEAN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1615 A and B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 161 A and B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170622-0062885 and as amended if record in Instrument No. 20180928-0096545, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plat of 1615 A and B Porter Avenue Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20170622-0062885, and as amended in Instrument No. 20180928-0096545, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Michelle M. Lubbert, an unmarried woman by Warranty Deed from Thomas Sanders, unmarried of record in Instrument No. 20181015-0101711 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 15, 2018.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170622-0062885 and attorney's Certificate record in Instrument No. 20180813-0079585, Instrument No. 20180928-0096545, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180207-0012474, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1615B Porter Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF MARCH, 2024.

Michelle M. Lubbert

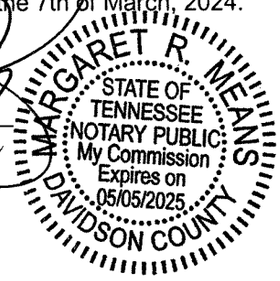
Michelle M. Lubbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before ~~me, the~~ undersigned, a Notary Public in and for said County and State, MICHELLE M. LUBBERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/7/2024 (date of document).

Jennifer Russell
Affiant Signature

3/11/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

