Karen Johnson
Batch # 1113061
03/20/2024 12:29:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240320-0019296

This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED
ESTABLISHING AN ESTATE BY THE ENTIRETIES

Grantor: Gracie R. Porter, Wife	
Grantee: James Porter, Jr., Husband	
County: Davidson, Tennessee	
Name and Address of New Owner: James Porter, Jr., Gracie R. Porter 808 Russell Street Nashville, TN 37206	**Send Tax Bills To: Same** **Map and Parcel No. (s):** 082-16-0-140.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed is executed by a married person to create a tenancy by the entireties pursuant to T.C.A. § 66-1-109 and, thus, pursuant to T.C.A. § 67-4-409(a)(1)(C), this conveyance is exempt from recording tax.

James Porter, Jr.
Affiant

Sworn to and subscribed before me, this 16th day of February, 2024.

Notary Public
My commission Expires January 4, 2027.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affix seal here

FOR AND IN CONSIDERATION OF Ten and No/100 Dollars ($10.00) cash in hand paid, for love and affection, and other consideration, the receipt and sufficiency of which are hereby acknowledged, **Gracie R. Porter ("Grantor"), does hereby bargain, sell, transfer and convey unto her husband, James Porter, Jr. ("Grantee")**, his heirs and assigns, Grantor's right, title and interest in and to the tract of land in described in Exhibit A attached hereto ("the Property") so as to create an estate by the entireties in the Property in Grantor and Grantee as wife and husband. This conveyance is made pursuant to the provisions of T.C.A. § 66-1-109 as it is Grantor's intention by this instrument to create an estate by the entireties in and to the entire interest in the property previously held by Grantor.

TO HAVE AND TO HOLD said interest herein conveyed, with the estate and title thereto, to Grantee and the tenancy by the entirety created herein, and their respective heirs and assigns, forever. Grantor covenants with Grantee and the tenancy created herein, that Grantor is lawfully seized and possessed of said interest in said property, has a good right to convey it, and the same is unencumbered, except as set out herein and in the attached Exhibit A and except for the tenancy and rights of Grantee herein created. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said interest to Grantee and to the tenancy created herein, and their respective heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on this the **16th day of February 2024.**

Gracie R. Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gracie R. Porter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th day of February, 2024.**

Notary Public

My Commission Expires January 4, 2027.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

C:\Docs\1-CLIENT FILES\2-EP\1-ACTIVE EP FILES\Porter-Gracie James\6-Real Estate\3-Nashville\808 Russell\New Conveyances\Deed-Porter-Gracie James.wpd

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of BARROW'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, of record in Plat Book I, page 13, Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to James Porter, Jr. and wife, Gracie R. Porter, husband and wife, as joint tenants, from Drees Premier Homes, Inc., an Ohio corporation, by deed of record as Instrument No. 20040204-0013664, Register's Office for Davidson County, Tennessee.