WARRANTY DEED

Karen Johnson
Batch # 1116909
04/01/2024 11:17:03 AM
Fees: $13.00 Taxes: $2,775.00
20240401-0022315

Davidson County
DEEDWARR
2 pgs

File No. DH-23-5573

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Braile and Deborah Braile	NEW OWNER	
(NAME)	(NAME)	131-06-0B-056.00
600 Summerwind Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Andrew A. Porter, William K. Porter, and Phillip R. Porter**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Braile and Deborah Braile, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot 52, Burton Hills Village of Summerwind, TR. 12, as shown on plat of record in Book 6250, Page 811, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kirk Porter and wife, Stefanie Porter by Warranty Deed from William Owen Richards, married, dated July 6, 2010 and recorded July 12, 2010 in Instrument No. 20100712-0054761, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kirk Porter by Quitclaim Deed from Kirk Porter and Stefanie Porter, dated December 27, 2013 and recorded February 26, 2014 in Instrument No. 20140226-0016432, Register's Office of Davidson County, Tennessee. Kirk Porter and Stefanie Porter were divorced in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 10D-3122 on December 14, 2011. The said Kirk Porter subsequently died intestate on or about March 2, 2023 as shown in Affidavit of Heirship recorded June 23, 2023 in Instrument No. 20230623-0047863, Register's Office of Davidson County, Tennessee. Pursuant to said Affidavit of Heirship, the subject property vested into his heirs at law: Andrew A. Porter, William K. Porter, and Phillip R. Porter. SEE ALSO: Probate filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P701.

This is not the residence of any Grantor and is not subject to marital interest.

This is property more commonly known as 600 Summerwind Circle, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 29th day of March, 2024.

Andrew A. Porter

William K. Porter

William K. Porter

Phillip R. Porter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of March, 2024, before me personally appeared Andrew A. Porter, William K. Porter and Phillip R. Porter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025