WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150703 DEEDWARR
06/25/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240625-0047382

File #24-PA-4941-P

(SEAL)

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Emilie Bandt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2024.

Danielle Marie Crane
Notary Public
MY COMMISSION EXPIRES: 2/22/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dana Bruce	**New Owner**	
(NAME)	(NAME)	**147 09 0 074.00**
4941 Salem Dr. (ADDRESS)	(ADDRESS)	
Nashville TN 37211 (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,

JERRI L. PORTER, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANA BRUCE, AN UNMARRIED WOMAN,

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 Lot No. 18 on the Plan of CALDWELL COUNTRY ESTATES, SECTION ONE, as of record in Plat Book 2663, Pages 68 and 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerri L. Porter, unmarried woman, by Warranty Deed from Matthew Kirkland, unmarried, of record in Instrument No. 20170809-0081501, in the Register's Office of Davidson County, Tennessee, dated July 31, 2017 and recorded on August 09, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL COUNTRY ESTATES, SECTION ONE, as recorded in Plat Book 2663, Page(s) 68 THRU 69.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2802, Page 369.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **JERRI L. PORTER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **202406250047381**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 4941 Salem Drive, Nashville, TN 37211.

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 21st day of June, 2024.

Jerri L. Porter by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JERRI L. PORTER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JERRI L. PORTER**.

Witness my hand and official seal this **21st** day of **June, 2024**.

Notary Signature
My Commission Expires: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 21, 2024 (date of document).

Amber Whisner
Affiant Signature

June 24, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of June, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

