WARRANTY DEED

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 12-16-2025

(AFFIX SEAL)

17269

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Merchan	NEW owner	072152k00200co
(NAME)	(NAME)	
124 PIEDMONT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

RECEIVED
Karen Johnson Davidson County
Batch # 1153633 DEEDWARR
07/02/2024 09:06:26 AM 2 pgs
Fees: $13.00 Taxes: $693.75

20240702-0049734

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **PortEast LLC, a Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose Merchan**, unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Unit B of the Plan of Declaration of Covenants, Conditions and Restrictions for The Cottages at 1605 Porter Road, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record in Instrument Number 20190426-0038647 "amended in Instrument NO. 20200729-0083605", Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennesse " Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code annotated and is subject to the By-laws and Charter for the administration thereof, and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the By-Laws of record as Instrument Number 20190426-0038647, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PortEast, LLC a Limited Liability Company, by deed of record in Instrument NO. 20190826-0085822 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1605B Porter Road, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 18th day of June, 2024.

PortEast LLC, a Limited Liability Company

By: _____ w/ power of attorney
JW Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared JW Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Authorized Agent of PortEast LLC, a Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contain, by signing the name of PortEast, LLC a Tennessee Limited Liability Company by himself as Authorized Agent.

WITNESS my hand and seal this 18th day of June, 2024.

_____
Notary Public
My Commission Expires: 12-16-2025
File No.: 17269

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY