Karen Johnson Davidson County
Batch# 1166489 DEEDWARR
08/05/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20240805-0059566

WARRANTY DEED

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Shannon Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2024

Jordan Sellers
Notary Public

MY COMMISSION EXPIRES: 06/17/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Otilia Thebele	New Owner	104-06-0-F-027.00 CO
(NAME)	(NAME)	
3317 Long Blvd., D7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James William Porter, Jr., married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Otilia Thebele,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate situated in Davidson County, Tennessee, to-wit:

BEING all of Unit No. D7, Condominium Plat for Longview Apartments, according to plat and survey of same appearing of record in Book 6200, page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.

BEING the same property conveyed to James William Porter, Jr., unmarried, by Warranty Deed from Lori Gail England, unmarried, dated October 2, 2013, of record in Instrument No. 20131004-0104393, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3317 Long Blvd., D7, Nashville, TN 37203
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the plat of record in Book 6200, page 95 and Book 6200, page 101; restrictions of record in Book 182, page 36; all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Longview Apartments, of record in Book 6290, page 125, amended in Book 6359, page 510; Book 6365, page 587 and Book 10215, page 26; charter of record in Book 6303, page 129; sanitary sewer easement to City of Nashville of record in Book 2270, page 206; all of record in the Register's Office for Davidson County, Tennessee.

Michelle Yan Dong, spouse of James William Porter, Jr., joins in the execution of this conveyance for the purpose of conveying her interest, marital or otherwise, if any, in the above described tract or parcel of land.

Witness our hands this 1st day of August, 2024.

James William Porter, Jr.

Michelle Yan Dong

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, James William Porter, Jr. and Michelle Yan Dong, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of August, 2024.

Notary Public
My Commission Expires:

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

File No.: 38648

Certificate of Authenticity

I, Jordan Sellers, 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 August 1, 2024.

Date

Jordan Sellers

Affiant Signature

8/1/24

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1 day of August, 2024.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/20/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY