WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1173484 DEEDWARR
08/23/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240823-0064938

File #24-PA-0961-P

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)
Nicholas Porter and Emma Perez	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
961 Carlin Street	**9311 San Pedro, Suite 100**	**033 01 0 010.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**San Antonio, TX 78216**	
(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,

JESSE RAE BRASWELL AND TAYLOR PORTS, WIFE AND HUSBAND,

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

EMMA PEREZ AND NICHOLAS A. PORTER, WIFE AND HUSBAND,

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. 43 on the Plan of SECTION THREE, PLANTATION ESTATES of record in Plat Book 3700, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse Rae Braswell and Taylor Ports, Wife and Husband, by General Warranty Deed from Josh Black, A Single Man, of record in Instrument No. 20211129-0156989, in the Register's Office of Davidson County, Tennessee, dated November 29, 2021, and recorded on November 16, 2021.

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 SECTION THREE, PLANTATION ESTATES, as recorded in Plat Book 3700, Page(s) 141.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4257, Page 913.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7389, Page 153.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 961 Carlin Street, Goodlettsville, TN 37072.

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 22nd day of August, 2024.

Jesse Rae Braswell

Taylor Ports

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2024, before me personally appeared Jesse Rae Braswell, 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 22nd day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2024, before me personally appeared Taylor Ports, 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 22nd day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8-22-2024.

Date

Celia Stewart Rouse

Affiant Signature

8-22-2024

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22 day of August, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

