RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1175858 DEEDWARR
08/30/2024 09:55:21 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20240830-0066862

JAMES A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $745,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2024.

Notary Public

My commission expires: 11-8-27

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Ryan D. Carey & Pamela Carey** | OWNR | **083-03-0-R-005.00co** |
| **1421 Porter Road, #5** | | |
| **Nashville, TN 37206** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jeanne B. Anderson aka Jeanne Bodar Rich, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ryan D. Carey and Pamela Carey, husband and wife**

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:

**Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Porter Road Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Porter Road Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150429-0038457, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D". Reference is hereby made to the Plan of Porter Road Place, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150429-0038457, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Stephen R. Anderson and Jeanne B. Anderson, Co-Trustees of the Anderson Family Revocable Living Trust U/A/D June 27, 2016, by Deed dated January 26, 2022, from Paige Jellison, unmarried, and Deana Cook, unmarried as joint tenants with the rights of survivorship of record in Instrument No. 20220127-0009836, said Register's Office for Davidson County, Tennessee. Jeanne Anderson and Stephen Robert Anderson having divorced by Final Decree of Divorce and Martial Dissolution Agreement, filed in Chancery Court for Williamson County, Tennessee, at Franklin, Docket No. 22CV-51535, dated May 28, 2024, and said property is awarded to Jeanne B. Anderson, also known as Jeanne Bodnar Rich.**

**Stephen R. Anderson and Jeanne B. Anderson, Co-Trustees of the Anderson Family Revocable Living Trust U/A/D June 27, 2016, having since quitclaimed their interest in said property to Jeanne B. Anderson, also known as Jeanne Bodnar Rich, an unmarried woman dated July 2, 2024, and August 28, 2024, and filed of record in Book _____, Page _____, said Register's Office for Davidson County, Tennessee.**

20240830-0066861

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record as set out on Exhibit "B" attached to the Declaration of record in Instrument No. 20150429-0038457 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions for Porter Road Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150429-0038457, said Register's Office.**

4) **Declaration of Restrictions and Covenants for Stormwater Facilities and System of record in Instrument No. 20150306-0019363, said Register's Office.**

5) **Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20150306-0019447, said Register's Office.**

6) **Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument No. 20150615-0056509, said Register's Office.**

7) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

**This is Improved property, known as 1421 Porter Road, #5, Nashville, TN 37206.**

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 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(s) this 29th day of August, 2024.**

Jeanne B. Anderson Jeanne Bodnar Rich

**Jeanne B. Anderson aka Jeanne Bodnar Rich**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON)**

Personally appeared before me, a Notary Public of said County and State, **Jeanne B. Anderson aka Jeanne Bodnar Rich,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **28th** day of **August, 2024.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 12/14/24