THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240848480**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $598,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2024. Notary Public My Commission Expires: 3.8.2025

Karen Johnson Davidson County
Batch# 1181195 DEEDWARR
09/12/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,212.60
20240912-0070537

WARRANTY DEED

Address New Owner: Reed Williams and Karli Williams 1603 Porter Avenue, Unit B Nashville TN 37206	Send Tax Bills To: Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226-1906	Tax Information: Tax Parcel ID No. 072 15 2Q 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor L.Wingert, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reed Williams and Karli Williams, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1603 PORTER, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1603 PORTER, a Horizontal Property Regime, of record in Instrument No. 20210922-0127463 and Amended in Instrument No. 20230221-0012130, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Taylor L. Wingert, an unmarried woman, by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20230309-0016960, in the Register's Office of Davidson County, Tennessee, dated March 07, 2023 and recorded on March 09, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PORTER ROAD SUBDIVISION OF LOTS NO'S. 2 TO 7, INCLUSIVE ON SHINKLES SUBDIVISION, as recorded in Plat Book 843, Page 38.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210922-0127463 and Amended in Instrument No. 20230221-0012130.

This is improved property located at 1603 Porter Avenue, Unit B Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 12th day of September, 2024.

Taylor L.Wingert

STATE OF Iowa)
COUNTY OF Polk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor L.Wingert, 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, at office, this 11th day of September, 2024.

Notary Public
My Commission Expires: 9-17-2024

ASHLEY MARIE FUENTES HERNANDEZ
Notarial Seal - Iowa
Commission Number 834475
My Commission Expires Sep 17, 2024

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 September 12,2024.

Affiant

Date: September 12, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of September, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY