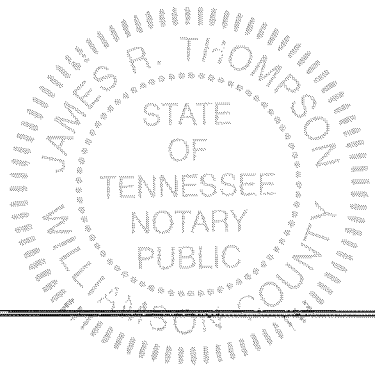


Karen Johnson Davidson County
Batch# 1198326 DEEDWARR
10/25/2024 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,023.53
20241025-0083104

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38344-09-2024	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $546,900.00. Joshua C. Gubler Affiant Subscribed and sworn to before me this 24th day of October, 2024. James R. Thompson Notary Public My Commission Expires: 6-18-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Batia Rotshtein Pamela Joy Rotshtein 1078 B Zophi Street Nashville, TN 37216	Indecomm Global Services MS-FD-FW-9909 1427 Energy Park Drive St. Paul, MN 55108	Map and Parcel No.: 072060Y00200CO

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, Jacob R. Porter, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Batia Rotshtein, an unmarried woman, and Pamela Joy Rotshtein, an unmarried woman ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1078 B Zophi Street, Nashville, TN 37216.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Tara Porter, wife of Jacob R. Porter, joins in the execution of this instrument for the express purpose of conveying to Grantees all of her interest, marital or otherwise, in the subject property.

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 has executed this instrument on the 24th day of October, 2024.

GRANTOR:

Jacob R. Porter

Tara Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob R. Porter and Tara Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit "B", together with the appurtenant interest in the common elements of Homes At 1078 Zophi Street, a horizontal property regime with private elements established by Declaration in Instrument No. 20160210-0012819, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

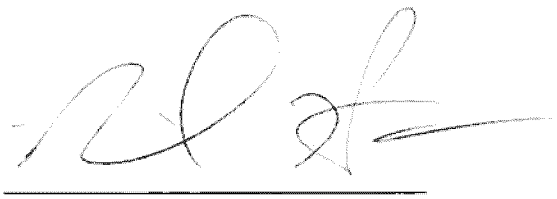
Being the same property conveyed to Jacob R. Porter, an unmarried man, by deed dated August 11, 2017 from Greenline Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170814-0083268, Register's Office for Davidson County, Tennessee. Jacob R. Porter having since married. Jacob R. Porter having since married Tara Porter.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes At 1078 Zophi Street, of record in Instrument No. 20160210-0012819, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20160210-0012819, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 547, Page 21, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Nick Harris, 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 **October 24, 2024**.



Affiant Signature

10/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24th** day of **October**, 20 **24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

