This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23480-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2024.

Notary Public
My Commission Expires: 5-9-2026

Karen Johnson Davidson County
Batch# 1207262 DEEDWARR
11/20/2024 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20241120-0090624

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan Hunter 1109 Porter Road Nashville, TN 37206	Ameris Bank 1850 Parkway Place 400 Marietta, GA 30067	083 03 0 165.00

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **EBO Properties, a Tennessee General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bryan Hunter a married man,** hereinafter called the Grantee(s), his/her/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 Lot No. North part of Lot No. 27 and the South part of Lot No. 28 on the Plan of Map of W. S. ASHWORTH'S RESUBDIVISION OF LOTS 47, 48, 49 & 50 OF THE TOWN OF BROWNSVILLE of record in Plat Book 161, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Porter Pike or Porter Road, 187 feet more or less North of the North margin of Rosebank Avenue; thence with the margin of said Porter Pike Northerly 75 feet to the Southwest corner of the property conveyed to James H. Freeman and wife, by deed of record in Book 876, page 782, said Register's Office, said point being 74.8 feet South of the South margin of Greenwood Avenue, thence Easterly 239 feet more or less, to Freeman's Southeast corner, in the West margin of an alley, said point being 11.3 feet North of the common comer of Lot Nos. 27 and 28, thence with the margin of said alley, Southerly 86.3 feet to a point in the North margin of another alley, thence with said alley, Westerly 35 feet to a point in the Easterly margin of another alley, thence with the margin of the same Northerly 13 feet to a turn in the same, thence Westerly 219.5 feet more or less to the point of beginning.

Being the same property conveyed to EBO Properties, a Tennessee general Partnership, by Warranty Deed from Sharon B. Tillman, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., Trustees of The Kebu Trust and Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., Trustees of The Seascape Trust, of record in Instrument No. 20220413-0042769, in the Register's Office of Davidson County, Tennessee, dated April 06, 2022 and recorded on April 13, 2022.

This is ☒ improved or ☐ unimproved property located at: **1109 Porter Road, Nashville, TN 37206**

202411200090624

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable. The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 this 19th day of November, 2024.

GRANTOR:

EBO Properties, a Tennessee General Partnership

By: _____
Blake Owen, Managing Partner

By: _____
Eric Owen, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Blake Owen, Managing Partner and Eric Owen, Managing Partner** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the **Managing Partner of EBO Properties,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2024.

_____
Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/19/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/19/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** November **,** 2024 **.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

