This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1217860 DEEDWARR
12/18/2024 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241218-0098435

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JOSEPH D. PORTER, Trustee JOSEPH D. PORTER REVOCABLE LIVING TRUST dated December 4, 2015 1016 B 9th Avenue S Nashville, TN 37203	SAME	105 02 3G 001.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this December 5, 2024.

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, JOSEPH D. PORTER, who is one and the same as JOE PORTER, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JOSEPH D. PORTER, Trustee of the JOSEPH D. PORTER REVOCABLE LIVING TRUST, dated December 4, 2015.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS MY HAND this December 5, 2024.

By: _____
JOSEPH D. PORTER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH D. PORTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 5, 2024.

_____
NOTARY PUBLIC

My Commission Expires:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 26, 2025

Exhibit A

Property Description

Said property is described to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of The Cottages on 9th Avenue, a Horizontal Property Regime (with Private Elements), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages on 9th Avenue, a Horizontal Property Regime, of record in Instrument Number 20201019-0121435, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration together with a percentage interest in the common elements as set forth in said Declaration

Being part of the same property conveyed to Blue Sky Horizon, GP, a Tennessee general partnership, by Quitclaim Deed from St. Joseph Properties, LLC, of record in Instrument No. 20200923-0109377, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020

Being the same property conveyed to JOSEPH D. PORTER, by Special Warranty Deed of record from BLUE SKY HORIZON, GP, a Tennessee general partnership, in Instrument No. 20220607-0065330 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1016 B 9th Ave S, Nashville, Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 December 5, 2024 (date of document).

Signature

December 16, 2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of December, 2024.

Notary Public
My Commission expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028