Karen Johnson Davidson County
Batch# 1218740 DEEDWARR
12/20/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20241220-0099219

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Y-BR-24-3427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric A. Porter and Deborah L. Porter	New Owner	
(NAME)	(NAME)	**050-10-0-212.00**
3427 Fawnwood Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STANLEY DAVIS TRENT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC A. PORTER AND DEBORAH L. PORTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 134-B on the Plan of Chesapeake Homes, Section 4, as shown on the Plat of record in Plat Book 6250, Page 932, and resubdivided in Book 6250, Page 933, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Stanley Davis Trent, a single/married/unmarried man by Special Warranty Deed from The Secretary of Veterans Affairs, an officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 of record in Instrument No. 20100709-0053778 Register's Office for Davidson County, Tennessee, dated July 02, 2010 and recorded on July 09, 2010.

Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 369, Book 6250, Page 932 and Book 6250, Page 933, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8284, Page 164, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6031, Page 486 and Instrument No. 20030430-0057659, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8040, Page 700 and Book 8040, Page 669, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of record in Book 6634, Page 964, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3427 Fawnwood Pl., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF DECEMBER, 2024.

Stanley Davis Trent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY DAVIS TRENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



Certificate of Authenticity

I, Holly A. Mason, 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 19, 2024.

Affiant Signature

12/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of December, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026