Karen Johnson
Batch # 1221936
12/31/2024 10 39 45 AM
Fees $13 00 Taxes $2,749 10

Davidson County
DEEDWARR
2 pgs

20241231-0101439

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $743,000.00.

M. Alexis Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2024.

Mackenzie Baltz
Notary Public

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

MY COMMISSION EXPIRES:

(AFFIX SEAL)

05-NSH24-08834

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ethan Thomas Jones and Aryn Grace Collier Jones 1952 A Porter Road Nashville, TN 37206	New Owner	072-16-0D-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kate C. Rattner and Jonathan Rattner, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ethan Thomas Jones and Aryn Grace Collier Jones, husband and wife**, hereinafter called the Grantees, their successors 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Estates at Porter Townhomes, of record as Instrument No. 20131206-0124371 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Kate C Rattner and Jonathan L. Rattner, wife and husband by Warranty Deed from Kathryn Harvey, married of record in Instrument No. 20190621-0059866 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on June 21, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1952 A Porter Road, Nashville, TN 37206**

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns

and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of December, 2024

Kate C. Rattner

Jonathan Rattner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kate C. Rattner and Jonathan Rattner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Nashville, Tennessee, this 30th day of December, 2024

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026