Karen Johnson
Batch # 1225818
01/13/2025 03:00:11 PM
Fees: $13.00 Taxes: $2,170.05

Davidson County
DEEDWARR
2 pgs

20250113-0002645

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $586,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD F. BRYAN	**SAME**	**131-06-0D-540.00 CO**
(NAME) **3825 BEDFORD AVE., STE. 102**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EDDIE L. PORTER, JR. AND WIFE, BARBARA K. PORTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD F. BRYAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 540, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a horizontal property regime established by Master Deed of record in Book 6690, page 70, amended in Book 6739, page 701, in Book 6824, page 298, in Book 6890, page 963, in Book 6903, page 351, in Book 6962, page 325, in Instrument No. 20010627-0068123, which was re-recorded in Instrument No. 20050708-0079325, further amended in Instrument No. 20160113-0003443, and in Instrument No. 20160526-0053151 , Register's Office for County, Tennessee, said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to EDDIE L. PORTER, JR. AND WIFE, BARBARA K. PORTER, by deed from JENNIFER RENA HOLT, TRUSTEE OF JENNIFER RENA HOLT REVOCABLE TRUST, of record in Instrument No. 20241217-0097805, dated December 16, 2024, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 6250, page 284 and Plat Book 6250, page 649; Master Deed of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Instrument No. 20010627-0068123, rerecorded in Instrument No. 20050708-0079325, further amended in Instrument No. 20160113-0003443 and Instrument No. 20160526-0053151; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 6517, page 522, amended in Book 6778, page 536;Ageement by and between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **540 BELAIR WAY, NASHVILLE, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 9th day of January, 2025.

EDDIE L. PORTER, JR.

BARBARA K. PORTER

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 **EDDIE L. PORTER, JR. and BARBARA K. PORTER,** the bargainors, 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 and official seal at Nashville, Tennessee this 9th day of January, 2025.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027