Karen Johnson Davidson County
Batch # 1231967 DEEDQC
01/30/2025 09 20 27 AM 2 pgs
Fees $12 00 Taxes $0 00
20250130-0007079

This Instrument Prepared By

Sawnie R Aldredge, Esq
P O Box 120713
Nashville, Tennessee 37212

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Numbers
Michael S Porter Revocable Trust 8821 Cressent Glen Ct Antioch, TN 37013	Shellpoint Mortgage Servicing P O Box 60535 City of Industry, CA 91716-0535	182 06 0A 285.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(c)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael S. Porter** by these presents, does hereby quitclaim and convey unto **Michael S. Porter, as Trustee of the MICHEL S. PORTER REVOCABLE TRUST** created pursuant to instrument of revocable trust dated December 29, 2024, his successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of this right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Being Lot No, 350, on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No 20060420-0045296, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael S Porter by deed from Justin Rogers dated November 18, 2014 of record in Instrument No 20141120-0106970 Register's Office for said county

This conveyance is made subject to the following

1. Any and all restrictions, conditions and easements of record.
2. Property is subject to all matters affecting said premises as contained in Restrictive Covenants and By-Laws, and recorded Instrument No 20020116-0006750, Register's Office for Davidson County, Tennessee

3. Property is subject to all matters affecting said premises as contained in Charter for Homeowner's Association, and recorded Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee
4 Property is subject to all matters affecting said premises as contained in Stormwater Detention Agreement, and recorded Instrument No 20010306-0021333 and 20040927-0116009, Register's Office for Davidson County,
5 Property is subject to all matters affecting said premises as contained in Easement to United Telephone Company, and recorded Instrument No 20020123-0009339, Register's Office for Davidson County, Tennessee

This is improved property known as 8821 Cressent Glen Ct Antioch, TN 37013

WITNESS my hand this 24th day of December, 2024

Michael S. Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sawnie R. Aldredge, Notary Public, **Michael S. Porter** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Sworn to and subscribed before me, this 24th day of December, 2024

SAWNIE R. ALDREDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 9-27-2026