Prepared by and Return to:
M. Steele Cantey, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9307

Karen Johnson
Batch # 1236829
02/13/2025 12 09 43 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250213-0011031

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Frank G. Porter **155 Park South Court** **Nashville, TN 37210**	**Same**	**Map 106** **Group 14** **Parcel 121.00**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, PORTER FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto FRANK G. PORTER (hereinafter referred to as "Grantee"), and Grantee's successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of Grantor's right, title and interest in and to that certain property located in Davidson County, Tennessee, more particularly described on the attached Exhibit A. The legal description stated in Exhibit A has been taken from the prior Quitclaim Deed referred to in the attached Exhibit A conveying the interests in said property to Grantor and the draftsman of this Quitclaim Deed assumes no liability as to the accuracy thereof.

This transfer is by quitclaim and Grantor makes no warranties about the title or any other warranties of any nature whatsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR HANDS this 10th day of February, 2025.

GRANTOR:

PORTER FAMILY GENERAL PARTNERSHIP

By: _____
Frank G. Porter, General Partner

By: _____
Aubrey B. Harwell, Jr., Trustee of the Vicki Lynn Porter Irrevocable Trust, General Partner

4901-0061-1339

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Erin Collins, a Notary Public of this County, FRANK G. PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a General Partner of PORTER FAMILY GENERAL PARTNERSHIP, the within named bargainor, and that he executed the within instrument for the purposes therein contained for and on behalf of PORTER FAMILY GENERAL PARTNERSHIP.

WITNESS MY HAND, at office, this 10th day of February, 2025.

ERIN COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2027

Erin Collins
Notary Public
My Commission Expires: 7-7-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Erin Collins, a Notary Public of this County, AUBREY B. HARWELL, JR., as Trustee of the VICKI LYNN PORTER IRREVOCABLE TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that said Trust is a General Partner of PORTER FAMILY GENERAL PARTNERSHIP, the within named bargainor, and that he executed the within instrument for the purposes therein contained for and on behalf of said Trust for and on behalf of PORTER FAMILY GENERAL PARTNERSHIP.

WITNESS MY HAND, at office, this 10th day of February, 2025.

ERIN COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2027

Erin Collins
Notary Public
My Commission Expires: 7-7-2027

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00. NO RECORDATION TAX IS DUE PURSUANT TO T.C.A. § 67-4-409(D).

By: Frank G. Porter

Frank G. Porter, Affiant

Sworn and subscribed to before me this 10th **day of** February, **2025.**

My Commission Expires: 7-7-2027

Erin Collins

Notary Public

ERIN COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2027

EXHIBIT A

Land in Davidson County, Tennessee, being a tract of land on the southerly margin of Lyle Lane and being all the property described in Deed Book 6588, page 440, Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., License No. 665, dated June 5, 1992 as follows:

Beginning at a point in the southerly margin of Lyle Lane, said point being the northwest corner of the herein described tract; thence along the southerly margin of Lyle Lane, North 88 deg. 15 min. East 83.5 feet to a point; thence South 13 deg. 45 min. West 788 feet to a point; thence North 65 deg. 45 min. West 88.6 feet to a point; thence North 14 deg. 15 min. East 751.5 feet to a point in the southerly margin of Lyle Lane, the point of beginning.

Being the same property conveyed to the Porter Family General Partnership by Quitclaim Deed dated December 29, 1999, from Frank G. Porter, of record as Instrument No. 199912300309241, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Lyle Lane, Nashville, Davidson County, Tennessee.