WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268613 DEEDWARR
05/05/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20250505-0034706

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 327,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2025.

Notary Public

My commission expires:_____

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carver Elliott Lee	**New Owner**	072-15-2I-001.00co
1624 Porter Avenue	**2514 Shinkle Ave**	
Nashville, TN 37206	**Nashville, TN 37216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MaRisa H. Jackson, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carver Elliott Lee, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 A on the Plan of Homes at 1624 Porter Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1624 Porter Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No.20181011-0100970, and amended in Instrument No. 20181018-0103418, Register's Office for Davidson County, Tennessee, including without limitation the By- Laws appended thereto. Reference is hereby made to the Plan of Homes at 1624 Porter Avenue, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20181018-0103418, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to MaRisa H. Jackson, a single woman, by Warranty Deed dated November 08, 2018, from Red River Development, LLC, a Tennessee limited liability company of record in Instrument No. 20181113-0111391, Register's Office for Davidson County, Tennessee. MaRisa H. Jackson is the one and same person as MaRisa Jackson.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restricitions for Homes at 1624 Porter Avenue as shown in Instrument No. 20181018-0103418, Register's Office for Davidson County, Tennessee.**

2) **Declaration of Covenants, Conditions and Restricitions for Homes at 1624 Porter Avenue, of record in Instrument No. 20181011-0100970, and amended in Instrument No. 20181018-0103418, said Register's Office, By-Laws appended thereto.**

3) **All matters as shown on the Plan of record in Plat Book 843, Page 38, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is Improved property, known as 1624 Porter Avenue, 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 GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 30th day of April, 2025.

MaRisa H. Jackson, by Alec Smith, her Attorney-in-Fact
MaRisa H. Jackson
By Alec Smith, her Attorney-in-Fact

This instrument is being executed on behalf of MaRisa Jackson pursuant to a Specific Power of Attorney executed by her on the 15th day April, 2025, of record in Instrument No. 20250417-0029401, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named **Alec Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Attorney-in-Fact for MaRisa H. Jackson**, the within named bargainor, and that he as such **Attorney-in-Fact** executed the foregoing instrument on behalf of and as the personal act and deed of the said **MaRisa H. Jackson** for the purpose therein contained, by signing the name of **MaRisa H. Jackson** by himself as her **Attorney-in-Fact**.

WITNESS my hand, at office, this **30th** day of **April, 2025**.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

M Boyd
Notary Public

My commission expires: 5/9/2026

Certificate of Authenticity

I, Spencer Gross, 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 **April 30th, 2025**.

Date

Affiant Signature

April 30th, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

