Karen Johnson
Batch # 1269128
05/06/2025 09 26 25 AM
Fees $13 00 Taxes $1,091 50
Davidson County
DEEDWARR
2 pgs
20250506-0035120

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste 502
Nashville, TN 37217
CT-25-1796

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000 00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2025

Notary Public

Commission Expires 3/3/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eddie L Porter, Jr , Barbara K Porter, and Fred M. Porter 6412 Lansing Dr. Nashville, TN 37221	Eddie L. Porter, Jr , Barbara K. Porter, and Fred M. Porter NEW OWNER	142-06-0C-018-00

WARRANTY DEED

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

Charles S. Hayes and wife, Sadie A. Hayes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eddie L. Porter, Jr. and wife, Barbara K. Porter, a 50% Undivided Interest, and Fred M. Porter, a 50% Undivided Interest

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 a part of the Plan of Doral Country Condominiums, Section IV, as of record in Plat Book 5050, page 61, Register's Office for said County, the part hereby described as follows:

BEING Unit No. 71-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, page 395, as amended in Book 5124, page 767, and as made applicable to Section IV, in Book 5157, page 252, Register's Office for Davidson County, Tennessee The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-laws appended thereto recorded in Book 5011, page 395, as amended in Book 5157, page 252, and Book 5157, page 254, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein

BEING the same property conveyed to Charles S. Hayes and wife, Sadie A. Hayes by Warranty Deed from Barry Construction Company, a Tennessee Corporation of record as Book 5186 Page 974 in Davidson County, Tennessee Register of Deeds, dated August 19, 1977 and recorded August 22, 1977.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 129 Williamsburg West Court, Nashville, TN 37221
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 so 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.

Dated this the 1st day of May, 2025.

Charles S. Hayes by Terry Lee Davis, his Attorney-in-Fact
Charles S. Hayes by Terry Lee Davis, his Attorney-In-Fact

Sadie A. Hayes by Terry Lee Davis, her Attorney-in-Fact
Sadie A. Hayes by Terry Lee Davis, her Attorney-In-Fact

STATE OF Maine
COUNTY OF Penobscot

Personally appeared before me, the undersigned notary public, **Terry Lee Davis,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Charles S Hayes and Sadie A. Hayes** and acknowledged that he executed the same as the free act and deed of the said **Charles S Hayes and Sadie A. Hayes,** pursuant to the Durable Power of Attorney(s) recorded in Instrument No **20250428-0032431,** and in Instrument No **20250428-0032432**, in the Register's Office for ~~Wilson~~ Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2025

LISA M. MORIN
NOTARY PUBLIC
My Comm Exp.
Sep 14, 2030
STATE OF MAINE

Lisa M. Morin
Notary Public Lisa M Morin
My Commission Expires: 9/14/2030