Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1106

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File #1-24212-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277029 DEEDWARR
05/23/2025 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250523-0040584

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claud Porter and Karen Porter, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hannah Reinbold and Andrea Jaqueline Gomez Farfan, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. W-6, in River Plantation Section Two, a Condominium Horizontal Property Regime, located on Plantation Court, Nashville, Tennessee, as shown on the Plat of River Plantation, Section Two Condominium Apartments, as recorded in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 4661, Page 334, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Claud Porter and Karen Porter, husband and wife, as tenants in common with right of survivorship by Warranty Deed from Timothy J. Carroll, married of record in Instrument No. 20170417-0036900 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 17, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 605 Plantation 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Hannah Reinbold **Andrea Jacqueline Gomez Farfan** **605 Plantation Court** **Nashville, TN 37221**	New Owner	**142-05-0A-136.00**

WITNESS THE EXECUTION HEREOF this 9th day of May, 2025.

Claud Porter

Claud Porter

State of Tennessee)
County of Davidson)

On this 9th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Claud Porter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS THE EXECUTION HEREOF this 20th day of May, 2025.

Karen Porter

Karen Porter

State of Tennessee)
County of Davidson)

On this 20th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen Porter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 370,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2025.

Notary Public

My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/9/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/22/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

