When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 125
Franklin, TN 37064
File # 1-24886-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279413 DEEDWARR
05/29/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250529-0042299

T-TAG-25-222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/22/2029
(AFFIX SEAL)

M GORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Kean	**FirstBank**	
(NAME) **222 Porter Village Cir**	(NAME) **722 Columbia Avenue Attn: Mortgage Department**	**072-15-0W-022.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN, 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN IHDE AND LAYNE IHDE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA KEAN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee being Unit 22, Porter Village, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erin Ihde and Layne Ihde, wife and husband by Warranty Deed from Porter Village Partners, GP, a Tennessee general partnership of record in Instrument No. 20170710-0069379 Register's Office for Davidson County, Tennessee, dated July 03, 2017 and recorded on July 10, 2017.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20150731-0075882 and Plat Book 843, Page 39, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for **Porter Village Phase 2 Condominiums**, a Horizontal Property Regime with Private Elements filed of record in Instrument Number 20220324-0034081, as amended in Instrument No. 20220520-0058980, Second Amendment Instrument No. 20220524-0060228 and Third Amend Instrument No. 20220608-0065680, Register's Office for Davidson County, Tennessee. Being also subject to the Covenants, Conditions and Restrictions for **Porter Village Phase 1** as filed at Instrument No. 20151231-0131447, and as amended in Instrument No. 20160107-0001762, Instrument No. 20190906-0090242, Instrument No. 20200304-0024340, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner Association of record in Instrument Number 20160308-0022217, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220412-0042350, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20170202-0011335 and Instrument No. 20200311-0027425, in the Register's Office for Davidson County, Tennessee.
- Underground Utility Easement of record in Instrument Number 20170208-0013313, in the Register's Office for Davidson County, Tennessee.
- Easement retained in the Street Closing by Metropolitan Government to Nashville and Davidson County by Ordinance No. BL 2001-620.
- Sanitary Sewer Easement of record in Book 4110, Page 754, Book 4116, Page 347, Book 4116, Page 600, Book 4121, Page 504, Book 4275, Page 210 and Book 4275, Page 219, in the Register's Office for Davidson

County, Tennessee.
- Storm Water Maintenance Agreement of record in Instrument Number 20140626-0056045, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4166, Page 347, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **222 Porter Village Cir, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 29th DAY OF MAY, 2025.

Erin Ihde

Layne Ihde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN IHDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAYNE IHDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- 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 5/29/2025 date of document).

Kirsten Virden

Affiant Signature

Date: 5/29/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

