Name and Address of New Owner:
Camryn Manion and Cole Manion
720 Preservation Way
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 049100A08300CO

Karen Johnson Davidson County
Batch# 1281400 DEEDWARR
06/04/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250604-0043847

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mieah Porter, married FKA Mieah Turner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Camryn Manion and Cole Manion*** "the Grantees," the following described real estate in Davidson County, Tennessee: * wife and husband

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Parmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Mieah Turner by Special Warranty Deed from NVR, Inc., a Virginia Corporation, dated September 12, 2016, of record in Instrument No. 20160928-0102511, Register's Office for Davidson County, Tennessee.

Stefan Porter, spouse of Mieah Porter, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest, marital or otherwise, in and to this subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 720 Preservation Way, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2025.

_____(SEAL)
Mieah Porter

_____(SEAL)
Stefan Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2025, before me personally appeared Mieah Porter and Stefan Porter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.2025

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2025.

Gregory D. Vadner State of Tennessee Notary Public Sumner County

_____
Notary Signature
My commission expires: 3-23-27

## Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/2/2025 (date of document).

Affiant Signature

6/4/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4 day of June, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County