Karen Johnson Davidson County
Batch# 1289148 DEEDWARR
06/24/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,888.85
20250624-0049531

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2025.

Notary Public
MY COMMISSION EXPIRES: 3-20-28
File No. G25-23470

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Paige Dodson (NAME)	Pinnacle Bank (NAME)	131-06-0E-202.00-CO
202 Boxmere Pl (STREET ADDRESS)	21 Platformn Way S, Ste 2300 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Keith Porterfield and Deanna Porterfield, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Paige Dodson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 202, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a condominium, horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831, and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office
for Davidson County, Tennessee.

Being the same property conveyed to Keith Porterfield and Deanna Porterfield, husband and wife by Deed dated August 1, 2018 from John W. Robbins, a single man, recorded August 6, 2018, in Instrument Number 20180806-0076905, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 202 Boxmere Place, Nashville, TN 37215.

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 do 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. Whenever 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 23rd day of June, 2025.

Keith Porterfield

Deanna Porterfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2025, before me personally appeared Keith Porterfield and Deanna Porterfield, 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 23rd day of June, 2025.

Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/23/25.

Affiant Signature

6/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY