This instrument prepared by:
RANDY S. CHAFFIN
Attorney-At-Law
210 North Washington Ave.
Cookeville, TN 38501

Map and Parcel Number:
188-10-0C-178.00-C0

Property Owners:
REGINALD L. WALLER
SHANNITA WALLER
1596 Winding Creek Dr.
Nolensville, TN 37135

Send Tax Bills To:
Property Owners

Karen Johnson Davidson County
Batch# 1310153 DEEDWARR
08/14/2025 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20250814-0064821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

KELLY LOUISE PORCH, AN UNMARRIED WOMAN,

hereinafter referred to as Grantor, whether one or more, has/have this day bargained and sold and do hereby transfer and convey all her right, title and interest unto,

REGINALD L. WALLER and SHANNITA WALLER,

their heirs and assigns, hereinafter referred to as Grantees, whether one or more, all their right, title and interest in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217- 0122265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on the Plan of record as Instrument Number 20181217-0122265, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20171002-0100688, and Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit in Instrument No. 20171220-0129697, and Supplemental Declaration to Declaration of Charter, Easements, Covenants and Restriction for "Carothers Farms, Phase 3, Section 2" of record in Instrument No. 20190321-0025836, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20180125- 0008094, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
6. Assignment and Assumption of Declarant Rights dated September 26, 2017, of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171116-0117787 and Instrument Number 20171116-0117788, in the Register's Office for Davidson County, Tennessee.

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

THE PREVIOUS AND LAST conveyance being a Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to James M. Porch and Kelly Louise Porch, husband and wife, as of record in Deed Book 20190927-0098471 in the Register's Office of Davidson County, Tennessee. James M. Porch died August 3rd, 2022 leaving Kelly Louise Porch as surviving tenant by the entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 11th day of August, 2025.

Kelly Louise Porch

KELLY LOUISE PORCH

STATE OF TENNESSEE
COUNTY OF PUTNAM

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared **Kelly Louise Porch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11th day of August, 2025.

Paige B. Mayercik

Notary Public

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

My Commission Expires:
10-20-2026

STATE OF TENNESSEE
COUNTY OF PUTNAM

The consideration or value of the property whichever is greater for this transfer is $475,000.00.

Affiant

Sworn to and subscribed before me this 12 day of August, 2025.

Notary Public

My Commission Expires:
9-25-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 August 11, 2025.

Affiant Signature

8/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of August, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026