Karen Johnson Davidson County
Batch# 1315307 DEEDWARR
08/27/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20250827-0068523

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

File No. AP-25-10259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Wallen and Kristi Wallen	United Wholesale Mortgage	
(NAME)	(NAME)	
404 North 17th Street	700 South Blvd., East	083-10-0-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Porchlight Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shane Wallen and Kristi Wallen, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 201 and 202 on Map of McEwen Place, as of record in Book 332, Page 133, of the Register's Office for said County, Said Lots Nos. 201 and 202 front together 60 feet on the Westerly side of 17th street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Porchlight Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bill Flum, Unmarried of record in Instrument No. 20181227-0125657 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 27, 2018.

This is property more commonly known as 404 North 17th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 21 day of August, 2025.

Porchlight Properties, LLC, a Tennessee
Limited Liability Company

By: _____
Christianna J. Rice, Sole Member

STATE OF Oregon
COUNTY OF Deschutes

Before me, a Notary Public of the state and county mentioned, personally appeared Christianna J. Rice, Sole Member of Porchlight Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Porchlight Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Christianna J. Rice, Sole Member of Porchlight Properties, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 21 day of August, 2025.

_____
Notary Signature
My commission expires: 8-25-2026

OFFICIAL STAMP
TINA SUE AUSTIN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1027700
MY COMMISSION EXPIRES AUGUST 25, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 22. 2025.

Affiant Signature

26th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202508270068523