Karen Johnson Davidson County
Batch# 1323289 DEEDWARR
09/17/2025 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,046.36
20250917-0074097

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-21-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0349

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chad Porter and Elena Doyle	American Financial Resources	Map: 044-11-0-081.00
(NAME) 106 Wilmington Street	(NAME) 8 Campus Dr, Ste 401	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Parsippany, NJ 07054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-TWO THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($282,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OLD HICKORY PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES 106,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHAD PORTER AND ELENA DOYLE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 183 of Section "A" on the Plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said County.

Said Lot No. 183 fronts 81.9 feet on the southerly margin of Wilmington Street and extends back 136.9 feet on the easterly line and 101.3 feet on the westerly line to a dead line measuring 85 feet thereon.

Being the same property conveyed to Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 106, by Quitclaim Deed from Ricky L. McClintock and wife, Laurel N. McClintock, of record in Instrument No. 20160516-0048546, dated May 13, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 68, said Register's Office; (3) Easements and Reservations contained in Deed of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee; (4) Easement to Cumberland Telephone and Telegraph of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee; (5) Easement to Old Hickory Utility District of record in Book 9745, Page 975, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 106 Wilmington Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 16th day of September, 2025.

Old Hickory Property, LLC, Series 106

BY: _____
Ricky L. McClintock
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Managing Member respectively of Old Hickory Property, LLC, Series 106, the within named bargainer, and that he/she as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of September, 2025.

My Commission Expires: 3.3.26

_____
Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 September 16, 2025.

September 16, 2025

R. HOUSTON AKIN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 16 day of September, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026