Name and Address of New Owner:
Sterling B. Porter
2909 Windemere Court
Nashville, TN 37214

Send Tax Statements To:
Dollar Bank, Federal Savings Bank
2700 Liberty Avenue
Pittsburgh, PA 15222

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25081029

Map and Parcel: 084 07 0 026.00

Karen Johnson Davidson County
Batch# 1334651 DEEDWARR
10/15/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,597.40
20251015-0082210

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Paul Holt and Natalie Nicole Corwin, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sterling B. Porter, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot. No. 125, on the Plan of Sunny Acres, Section Four, of record in Book 2900, page 2, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Windemere Court, the common front corner of Lots 124 and 125; thence with the line between said lots, easterly 274.7 feet to a point; thence South 49 degrees 36' East 227.25 feet to a concrete monument; thence South 76 degrees 27' West 248.1 feet to a point; the common rear corner of Lots Nos. 125 and 126; thence with the line between said two lots northwesterly 299.2 feet to a point in the southeasterly margin of Windemere Court, northeasterly 31.92 feet to the point of beginning.

Being the same property conveyed to William Paul Holt and Natalie Nicole Corwin, husband and wife, by Warranty Deed filed for record on September 2, 2011 in Instrument No. 20110902-0068216, in the Register's Office of Rutherford County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2909 Windemere Court, Nashville, TN 37214

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 assigns, 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 hand this 15th day of October, 2025.

William Paul Holt

Natalie Nicole Corwin

State of Tennessee

County of Rutherford

Personally appeared before me, William Paul Holt and Natalie Nicole Corwin with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th of October, 2025.

Heather Lee

Notary Public
My Commission Expires: 1-21-29

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 21, 2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $702,001.00.

Affiant Signature

Subscribed and sworn to before me, this 15th day of October, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Public
My Commission Expires:

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of October, 2025.

Affiant Signature
Date 10-15-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

