Karen Johnson Davidson County
Batch# 1342210 DEEDWARR
11/05/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251105-0088172

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $285,000.00.

Mitzi Brown
Affiant

Subscribed and sworn before me this the 4th day of November, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Naumi Vate 2197 Nolensville Pike #212 Nashville, TN 37211	New Owner	105-16-0B 212.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUTTON PORTH AND MADISON GRACE CARROLL PORTH, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NAUMI VATE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 212, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211-0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sutton Porth and Madison Grace Carroll Porth, husband and wife, by Warranty Deed from Emily Baxter f/k/a Emily Schleicher, married, dated 6/23/2021 and recorded 6/25/2021 in Instrument No. 20210625-0086361, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2197 Nolensville Pike #212, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MP SP

Witness my hand this the 4th day of November, 2025.

Sutton Porth

Madison Grace Carroll Porth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sutton Porth and Madison Grace Carroll Porth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2025.

My commission expires:

1-7-26

Notary Public



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 true and exact copy of the original document executed and authenticated according to law on 11/4/25. (date of document).

Affiant Signature

11-5-25

Date

State of Tennessee

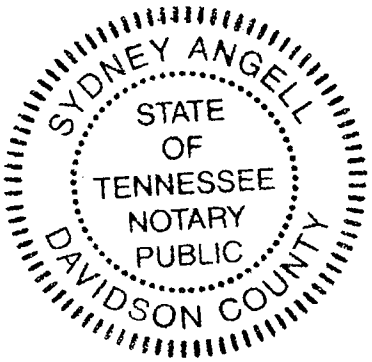
County of Williamson

Sworn to and subscribed before me this 5 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202511050088172