This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25050-DJ

Karen Johnson Davidson County
Batch# 1362167 DEEDWARR
12/29/2025 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20251229-0103057

STATE OF TENNESSEE
COUNTY OF Davidson

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2025.

Notary Public
My Commission Expires: 3-20-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Patrick Highsmith and Patricia Canny Highsmith 4849 Brick Church Pike Goodlettsville TN 37072	United American Mortgage Corp. 3198 Airport Loop Drive, Ste F Costa Mesa, CA 92626	024-00-0-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael B. Porter and Xun Y. Porter, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Patrick Highsmith and Patricia Canny Highsmith, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, 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 situated within Davidson County, Tennessee, being Tract Number 4, and described according to a survey by Ray G. Cole, Registered Land Surveyor Number 924, dated January 14, 1993, and revised June 11, 1993, and described as follows:

Beginning at an iron pin (new) at a fence corner in the line of Donna Allison Shell (Deed Book 8570, Page 31) and the most Northeast corner of L.B. Kiber Deed Book 5448, Page 119); thence with the line of said Kiber North 83 degrees 10 minutes 38 seconds West, 246.71 feet to an iron pin (new) at a fence corner; thence continuing with the line of said Kiber South 53 degrees 49 minutes 36 seconds West, 395.96 feet to an iron pin (new) in the line of said Kiber, corner to Tract 5, this survey; thence North 64 degrees 00 minutes 21 seconds West, 613.74 feet to an iron pin (new); thence North 54 degrees 41 minutes 17 seconds West, 336.35 feet to an iron pin new in the margin of Brick Church Pike; thence with the margin of said pike North 40 degrees 45 minutes 23 seconds East, 137.06 feet to an iron pin (new) in the margin of said pike, corner to Tract 3, this survey; thence leaving said pike South 49 degrees 14 minutes 17 seconds East, 300.00 feet to an iron pin (new); thence North 88 degrees 19 minutes 06 seconds East, 1093.73 feet to an iron pin new in the line of said Shell; thence with the line of said Shel, South 05 degrees 31 seconds 50 minutes West, 200,00 ft to the beginning, containing 7.00 acres, more or less.

Being the same property conveyed Michael B. Porter and Xun Y. Porter, husband and wife by Warranty Deed from Alex Elliott Tron-Pierce, unmarried, dated April 12, 2019, recorded April 17, 2019, of record in Instrument No. 20190417-0035139, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4849 Brick Church Pike, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2025.

GRANTOR:

Michael B. Porter

Xun Y. Porter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael B. Porter and Xun Y. Porter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of December, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202512290103057

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 12/23/25 (date of document).

Affiant Signature

12/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

