Karen Johnson Davidson County
Batch# 1387973 DEEDWARR
03/04/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260304-0017156

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-8045-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2026.

Notary Public
My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Walters 217 Porter Village Circle Nashville, TN 37206	NFM Lending, LLC 1190 Winterson Road Ste. 300 Linthicum MD 21090	72-15-W-17.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lucky Lucas Sports, LLC, a Florida Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Emily Walters, unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit 17, together with the appurtenant common elements of the Porter Village, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Porter Village, a horizontal property regime with private elements (a Planned Unit Development), of record in Instrument No. 20151231-0131447; as amended and supplemented in Instrument No. 20160107-0001762; Instrument No. 20190906-0090242; Instrument No. 20200304-0024340; Instrument No. 20200324-0034081; Instrument No. 20220520-0058980; Instrument No. 20220524-0060228; and in Instrument No. 20220608-0065680, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended and supplemented, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended and supplemented. Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended and supplemented; and original plan of record in Book 843, page 39, said Register's Office; and the boundary plat of record in Instrument No. 20150731-0075882, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Lucky Lucas Sports, LLC, a Florida limited liability company by Warranty Deed from Porter Village Partners, GP, a Tennessee general partnership, dated December 29, 2017, recorded January 3, 2018, of record in Instrument No. 20180103-0000752, Register's Office for Davidson County, Tennessee.

This is improved property located at: **217 Porter Village Circle, Nashville, TN 37206.**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, 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 2nd day of March, 2026.

GRANTOR:

Lucky Lucas Sports, LLC, a Florida Limited Liability Company

By:_____
Diego Balado, Sole Member

STATE OF ~~TENNESSEE~~ DB Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diego Balado, Sole Member 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 is the Sole Member of Lucky Lucas Sports, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained. Physically appeared and produced a FL Driver License as identification.

WITNESS my hand and seal at office this ~~2nd~~ day of ~~March~~, 2026.

DB 27th February

DAVID BLATCH
Notary Public - State of Florida
Commission # HH 630080
My Comm. Expires Jan 23, 2029

Notary Public David Blatch
My Commission expires: 01/23/2029

I, Kirsten Virden, 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 03/02/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/02/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

