WARRANTY DEED

Karen Johnson Davidson County
Batch# 1410382 DEEDWARR
04/23/2026 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20260423-0033888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to me on April 20, 2026

Notary Public CHERYL DILLON
Comm. Exp. 9/23/2026

CHERYL A. DILLON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
William Ball
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37483

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Tracy Porrevecchio 2109 Traemoor Village Court Nashville, TN 37209	SAME ADDRESS AS NEW OWNER	- 114-07-0A-060.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donna Porrevecchio, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Tracy Porrevecchio, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 60 on the plan of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070323-0035561, amended and restated as Instrument No. 20080318-0027145, and further amended as Instrument Nos. 20080808-0081934, 20210210-0018739, 20210210-0018740, 20210210-0018741, 20210210-0018742, and 20210210-0018743, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DONNA PORREVECCHIO, A UNMARRIED WOMAN, by deed from LUKE HOFFMAN AND CHLOE HOFFMANN, HUSBAND AND WIFE, of record in Instrument No. 20210503-0059086, dated April 30, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record as Instrument No. 20070607-0068258, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070323-0035561, amended and restated as Instrument No. 20080318-0027145, and further amended as Instrument Nos. 20080808-0081934, 20210210-0018739, 20210210-0018740, 20210210-0018741, 20210210-0018742, and 20210210-0018743, said Register's Office.

4. Easement(s) of record in Book 7142, page 463, said Register's Office.

5. Storm Water Detention Agreement of record as Instrument No. 20061017-0128855, said Register's Office.

6. TVA easement as referenced in Special Warranty Deed of record as Instrument No. 20060711-0083332, said Register's Office.

7. Grant of Easement of record as Instrument No. 20170921-0097001, said Register's Office.

8. Utility Easement of record in Instrument No. 20250922-0075506, said Register's Office.

9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2109 Traemoor Village Court, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 my hand on April 20, 2026.

Seller:
Donna Porrevecchio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Donna Porrevecchio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on April 20, 2026.

NOTARY PUBLIC

My Commission Expires: 11-5-29



37483

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 April 20, 2026. (Date of document)

Affiant Signature

4/22/2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22 day of April, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028