STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,211,000.00** (One Million Two Hundred Eleven Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of July, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 07/03/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1451601 DEEDWARR
07/24/2026 03:56:44 PM 2 pgs
Fees: $13.00 Taxes: $4,480.70
20260724-0067806

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bernard C. Clippard Jr. and Frances Lackey Clippard 2315 Abbott Martin Road Nashville, TN 37215	**SAME AS NEW OWNER**	117-13-0-109.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRED M. PORTER, AN UMARRRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BERNARD C. CLIPPARD JR. AND FRANCES LACKEY CLIPPARD, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Abbott Martin Estates, of record in Plat Book 2854, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry J. Schofield, III and Fred M. Porter by Warranty Deed from Helen Stockton Warren, unmarried of record in Book 6531, Page 1, Register's Office for Davidson County, Tennessee, dated April 8, 1985 and recorded on April 10, 1985.

The said Henry J. Schofield, III having died on or about August 16, 1988 and leaving a Last Will and Testament admitted to probate in Docket No. 91400 in the Probate Court for Davidson County, Tennessee, the Will devisees the property to the said Fred M. Porter.

Certified copy of the Will recorded in Instrument No. 20260724-0067805 **, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2313 ABBOTT MARTIN ROAD** **NASHVILLE, TN 37215**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), 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.

WITNESS, this 24th day of July, 2026

Fred M. Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of July, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Fred M. Porter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of July, 2026.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY