WARRANTY DEED

Karen Johnson
Batch # 1455657
08/04/2026 01:51:03 PM
Fees: $13.00 Taxes: $3,663.00

Davidson County
DEEDWARR
2 pgs

20260804-0071756

BG-PPP-26-1225

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/5/2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fred Porter	**New Owner**	
(NAME) **1225 Davidson Road**	(NAME)	**102-14-0-017.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESA MICHELE GARNER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRED PORTER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the east part of Lot No. 65 on the plan of Crest Meade Section II, as of record in Book 2331, page 152, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 65 fronts 117 feet on the westerly side of Davidson Road and runs back 247 feet on the northerly line and 279.4 feet on the southerly line to a dead line on which it measures 197.9 feet thereon.

Being the same property conveyed to LESA MICHELE GARNER, UNMARRIED, by deed from ALLEN CHADWICK HARRIS AND MARIANNE W. HARRIS, FORMERLY KNOWN AS MARIANNE WILSON, HUSBAND AND WIFE, of record in Instrument No. 20240612-0043943, dated June 10, 2024, said Register's Office.

This conveyance is subject to:

- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Matters shown on the Plan of record in Plat Book 2331, page 152, said Register's Office.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1225 Davidson Road, Nashville, Tennessee 37205**.

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. 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/our hand(s) this the 30 DAY OF JULY, 2026.

Lesa Michele Garner
Lesa Michele Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESA MICHELE GARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Cohen & Cohen
4908 Charlotte Pike
Nashville, TN 37209