Karen Johnson Davidson County
Batch# 1459028 DEEDWARR
08/12/2026 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20260812-0074693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0917

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher Wayne Porter and Claire Porter	Christopher Wayne Porter and Claire Porter	105-11-2O-010.00-CO
(NAME)	(NAME)	
108 Galilee Way	108 Galilee Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Forty Thousand And No/100 Dollars ($840,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **603 SOUTHGATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER WAYNE PORTER AND CLAIRE PORTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 10 of Homes At Southgate & Martin, A Horizontal Property Regime With Private Elements, as established in Declaration of Covenants, Conditions and Restriction of record in at Instrument No. 2024022-00011361, as amended in 20240403-0023282 and 20240501-0031744, in the Register's Office for Davidson County, Tennessee, Unit as shown in Exhibit A-1, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 603 Southgate, LLC, A Tennessee Limited Liability Company by Warranty Deed from Bars Hooper Holdings, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20211215-0165473, Register's Office for Davidson County, Tennessee, dated December 08, 2015 and recorded on December 15, 2021.

AND

Being a portion of the same property conveyed to 603 Southgate, LLC, A Tennessee Limited Liability Company by Warranty Deed from Bars Hooper Holdings, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20211215-0165484, Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 15, 2021.

AND

Being a portion of the same property conveyed to 603 Southgate, LLC, A Tennessee Limited Liability Company by Warranty Deed from Bars Hooper Holdings, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20211215-0165485, Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 15, 2021.

AND

Being a portion of the same property conveyed to 603 Southgate, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from 603 Southgate, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220218-0019180, Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 18, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 108 Galilee Way, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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. 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 our hands this 5 day of August, 2026.

603 Southgate, LLC, A Tennessee Limited Liability Company

BY: Its Manager, Magnolia Tree Investments, Inc.

BY: _____
Matt Dickstein, Corporate Secretary

STATE OF California
COUNTY OF Alameda

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matt Dickstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Secretary of Magnolia Tree Investments, Inc., a corporation, said corporation being the Manager of 603 Southgate, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Manager of the limited liability company, by himself as such secretary.

Witness my hand and official seal at office, this 5th day of Aug, 2026.

Anitha Rao

Notary Public
My commission expires: Aug 23, 2028

ANITHA RAO
Notary Public - California
Santa Clara County
Commission # 2498375
My Comm. Expires Aug 23, 2028

True Copy Certification

I, Yvette Meldrum, 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 8/5, 2026.

Affiant Signature _____

8/5, 2026

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th of August 2026.

Carolyn Curdo
Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028