Karen Johnson Davidson County
Batch # 1478678 DEEDWARR
09/29/2026 11:35:57 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20260929-0090026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$350,000.00** (Three Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of September, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL) My Commission Expires SEPT 2, 2029

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:**
Jeffrey M. Grissim 1222 17th Avenue South Nashville, TN 37212	**SAME AS NEW OWNER**	07301022800

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, **CORY OSIBORSKI, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF CURT W. PORTER** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEFFREY M. GRISSIM, UNMARRIED MAN,** 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. 67 on the Plan of Moss Ross Heights, Sections 3 and 4, as of record in Book 1835, Page 103, Register's Office for said County.

Said Lot No. 67 fronts 80 feet on the easterly side of Ivy Drive and runs back between parallel lines 178.3 feet to a dead line.

Being the same property conveyed to Curt W. Porter and wife, Katherine L. Porter by deed from Wilbur Richard Schutze and wife, Frances Margaret Schutze of record in Book 5983, Page 616, Register's Office for Davidson County, Tennessee and further conveyed to Curt Wilson Porter by Final Divorce Decree of record in Instrument No. 20030814-0117076, Register's Office for Davidson County, Tennessee. Curt W. Porter a/k/a Curt Wilson Porter having since died May 2, 2026 leaving a Last Will and Testament admitted to probate on Docket No. 26P-1242 in the Probate Court of Davidson County, Tennessee, whereas Cory Osiborski was named and appointed as Executor of the Decedent's estate. Further, the Will devises the property to the said Cory Osiborski, who join in this conveyance to transfer and convey to Grantee all rights conferred upon him as the devisee of the property pursuant to the Will.

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: **3902 IVY DRIVE** **NASHVILLE, TN 37216**

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.

LTSR Number: GTE File: 2026097846

WITNESS, this 25th day of September, 2026

Estate of Curt W. Porter

Executor

By: Cory Osiborski, Executor

Cory Osiborski, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September, 2026, before me , the undersigned, a Notary Public in and for said County and State, personally appeared **Cory Osiborski**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor of the Estate of Curt W. Porter**, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal the 25th day of September 2026.

Notary Public

My Commission Expires:_____

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 3 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cory Osiborski** 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 25th day of September 2026.

Notary Public

Commission Expires: _____

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 3 2029