Karen Johnson Davidson County
Batch# 1480298 DEEDWARR
10/02/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20261002-0090988

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this the 25th day of September, 2026. Notary Public My commission expires: 7/2/29 (AFFIX SEAL)

ANNE MARIE SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Drake Felix Taylor and Hannah Holmes Taylor	Send Tax Bills To: FIRSTBANK	Map-Parcel Numbers 091-01-0-L-001-00CO
6206-B Louisiana Ave	722 COLUMBIA AVE.	
Nashville, TN 37209	FRANKLIN, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael L. Portu and Victoria V. Buckner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Drake Felix Taylor and Hannah Holmes Taylor, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 B on the Plan of Homes at 6206 Louisiana Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 6206 Louisiana Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161102-0115874 and amended in Instrument No. 20170811-0082715, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 6206 Louisiana Avenue, shown on Exhibit "B" to the First Amendment to the Declaration of record in Instrument No. 20170811-0082715, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being all the same property conveyed to Michael L. Portu by Warranty Deed dated August 25, 2017, from Hawkins Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20170830-0089155, Register's Office for Davidson County, Tennessee. Victoria V. Buckner joins in the execution of this document ton convey any interest she may have in the above-described property.

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

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 091-01-0-L-001-00CO.

1. All matters shown on the Plan of record as set out on Exhibit "B" to the First Amendment to the Declaration of record in Instrument No. 20170811-0082715, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Homes at 6206 Louisiana Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161102-0115874, and amended in Instrument No. 20170811-0082715, with By-Laws appended thereto, said Register's Office.

3. Charter of Homes at 6206 Louisiana Avenue HOA, Inc., of record in Instrument No. 20161102-0115873, said Register's Office.

4. All matters shown on the Plan of record in Plat Book 161, Page 75, said Register's Office.

5. Restrictive Covenant for Detached Structure of record in Instrument No. 20170126-0008582, said Register's Office.

This is improved property, known as 6206-B Louisiana Ave, 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 GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 24 day of September, 2026.

Michael L. Portu

Victoria V. Buckner

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, a Notary Public of said County and State, Michael L. Portu and Victoria V. Buckner, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2026.

Notary Public COC

My Commission Expires: ~~08/20/2026~~ 08/20/2030

CHANNING LIPTROT
Notary Public - State of Florida
Commission # HH 832769
My Comm. Expires Aug 20, 2030
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 25, 2026

Affiant Signature

1st day of October, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028