THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224932** Karen Johnson Davidson County Batch# 369929 **DEEDWARR** 03/10/2020 10:13:06 AM 2 pgs Fees: $13.00 Taxes: $592.00 20200310-0026702	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 10th day of March 2020. Notary Public My Commission Expires: 3/7/23 CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Pamela Ann Jackson 301 Bonnavale Drive Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 074 08 0 187.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karl Ray Montgomery, Jr., Pamela Ann Montgomery and William Mark Montgomery** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Pamela Ann Jackson (formerly known as Pamela Ann Montgomery and also known as Pamela Ann Montgomery Jackson)**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 874, Section Eight, Hermitage Hills, as shown on plat of record in Plat Book 3600, Page 24, as amended at Instrument No. 20121010-0092872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Bonnavale Drive common corners of Lots Nos. 874 and 873; thence with the line between said Lots Southwardly 180.73 feet to a concrete monument at the rear corners of Lots 862, 873, 874 and 875; thence with the line between Lots 874 and 875; Westwardly 170.65 feet to a point in the Easterly margin of Bonnalee Drive; thence with the margin of the same, Northwardly 110.9 feet to a concrete monument at the beginning of a curve to the right, having a radius of 25 feet; thence around said curve Northeastwardly 39.27 feet to a concrete monument in the Southerly margin of Bonnavale Drive; thence with the margin of the same, Eastwardly 93.58 feet to the point of beginning.

Being the same property conveyed to Karl R. Montgomery and wife, Barbara B. Montgomery, by Warranty Deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton, of record in Book 4140, Page 211, in the Register's Office of Davidson County, Tennessee, dated June 06, 1967 and recorded on June 09, 1967.

Karl R. Montgomery having predeceased Barbara B. Montgomery leaving her as the surviving tenant by the entirety. Barbara B. Montgomery having died January 12th, 2019 in Davidson County, Tennessee. Karl Ray Montgomery, Jr., Pamela Ann Jackson, and William Mark Montgomery being the sole heirs of Barbara B. Montgomery as evidenced by Affidavits of Heirship recorded in Instrument No. 20200310-0026700 and Instrument No 20200310-0026701, in the Register's Office of Davidson County, Tennessee.

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 record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eight, Hermitage Hills, as recorded in Plat Book 3600, Page(s) 24, as amended at Instrument No. 20121010-0092872.

This is improved property located at 301 Bonnavale Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March 2020.

Karl Ray Montgomery Jr

Pamela Ann Montgomery Jackson
aka Pamela Ann Jackson

William Mark Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karl Ray Montgomery Jr., Pamela Ann Montgomery Jackson, and William Mark Montgomery, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March 2020.

Celeste Torgerson
Notary Public

My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY