Name and Address of New Owner:
Jody Hodges and Karla Hodges
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 526524 DEEDWARR
12/08/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $48.10
20201208-0142369

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09202030100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Montgomery**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jody Hodges and Karla Hodges, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a part of the easterly thirty-five feet of Lot No. 29 in Bransford Realty Company's Subdivision of Lots Nos. 35, 36 and 37 in E.T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in Boyd McNairy's Subdivision of Lots No. 1 to 10 inclusive, Nos. 17, 18 and 19 and Nos. 21 to 28 inclusive, Nos. 31 to 40 inclusive in Mrs. E.S. Clark's Subdivision of Lots Nos. 39, 40 and part of No. 38 in Boyd McNairy's Subdivision as of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Montgomery, not married by Quitclaim Deed from James Montgomery, not married dated January 14th 2008 and recorded March 5th 2008 of record in Instrument No. 20080305-0022149 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Montgomery, Jr. by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master, pursuant to Delinquent Tax Sale dated December 8th 1994 and recorded February 24th 1995 of record in Book 9602, Page 909 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 2420 B Jefferson Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

202012080142369

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of October, 2020.

John Montgomery (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2020, before me personally appeared John Montgomery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of October, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of October, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Public
My commission expires: 11.8.21
File No. 20-1512

202012080142369

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212