Karen Johnson Davidson County
Batch# 533453 DEEDWARR
12/15/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20201215-0147503

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$359,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204032	Affiant Sworn to and subscribed before me this 3rd day of December, 2020. Notary Public My Commission Expires: 10/21/2024
After Recording Return To The Above.	KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INDENTURE, made this 3rd day of December, 2020, among:

LYZ INVESTMENT

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PAUL D. MONTGOMERY AND ELIZABETH L. MONTGOMERY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Sharpe Park of record in Plat Book 2330, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lester Calix, an unmarried man by Warranty deed from Rigoberto Manzo, a married man of record in Instrument No. 20041221-0151700 Register's Office for Davidson County, Tennessee, dated December 17, 2004 and recorded on December 21, 2004.

Being the same property conveyed to LYZ Investments by Warranty deed from Lester Carlix, an unmarried man of record in Instrument No. 20200309-0026343 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 09, 2020.

Being also known as 64 Lyle Lane Nashville, Tennessee 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

LYZ Investment

BY: _____

Xiaogang Zhang, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Xiaogang Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are a Member of LYZ Investment and as such Member, they are authorized to execute this instrument on its behalf.

Witness my hand and official seal this 3rd day of December, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Paul D. Montgomery and Elizabeth L. Montgomery
Address: 64 Lyle Lane
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Paul D. Montgomery and Elizabeth L. Montgomery
Address: 64 Lyle Lane
City, State, Zip: Nashville TN 37210

Tax ID: 106-14-0-115.00

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

