Karen Johnson Davidson County
Batch# 543846 DEEDWARR
12/31/2020 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,759.72
20201231-0154964

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$457,600.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gloria Elizabeth Hess 4309 Nevada Ave Nashville, TN 37209	New Owner	091-16-0-252.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Karen Orr Montgomery, Executrix of the James Wilson Montgomery Estate, and Marshall Hope Montgomery, Rachel Nelle Parrot and June Wilson Montgomery, Devisees under the Will of James Wilson Montgomery, in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 20P-559**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gloria Elizabeth Hess, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Block 10 on the Map of Charlotte Park Company's First Addition to Nashville, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James W. Montgomery and spouse, Karen O. Montgomery by Warranty Deed from Christopher Marsh Lindsey and spouse, Emily Jane Kitos, dated 02/26/1999 and recorded 03/05/1999, of record in Book 11371, Page 445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Montgomery by Quitclaim Deed from Karen O. Montgomery, dated 02/07/2008 and recorded 04/15/2008, of record in Instrument 200804150038220, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Montgomery and wife, Shannon Montgomery by Quitclaim Deed from James W. Montgomery, dated 03/17/2009 and recorded 03/27/2009, of record in Instrument 20090327002753 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Montgomery, unmarried, by Quitclaim Deed from Shannon Montgomery, unmarried, dated 10/23/2015 and recorded 11/04/2015, of record in Instrument 201511040112426, Register's Office for Davidson County, Tennessee. James W. Montgomery having since died testate on or about March 9, 2020. Pursuant to the Last Will and Testament of James Wilson Montgomery in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 20P559, said property is to be administered as part of the probate estate.

The devisees under the Will are Marshall Hope Montgomery, Rachel Nelle Parrot and June Wilson Montgomery.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 4309 Nevada 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 28th day of December, 2020.

James Wilson Montgomery Estate

BY: Karen Orr Montgomery, Executrix
Karen Orr Montgomery, Executrix

Marshall Hope Montgomery by Karen Orr Montgomery, Attorney in Fact
Marshall Hope Montgomery
by Karen Orr Montgomery, Attorney in Fact

Rachel Nelle Parrot by Karen Orr Montgomery, Attorney in Fact
Rachel Nelle Parrot
by Karen Orr Montgomery, Attorney in Fact

June Wilson Montgomery by Karen Orr Montgomery, Attorney in Fact
June Wilson Montgomery
by Karen Orr Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

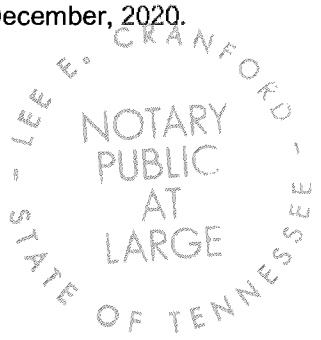
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen Orr Montgomery, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the James Wilson Montgomery Estate, the within named bargainor, and that she as such Executrix being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the James Wilson Montgomery Estate by the said Karen Orr Montgomery as such Executrix.

Witness my hand and official seal, this the 28th of December, 2020.

Lee E. Cranford

Notary Public

My Commission Expires: 11/6/2023



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

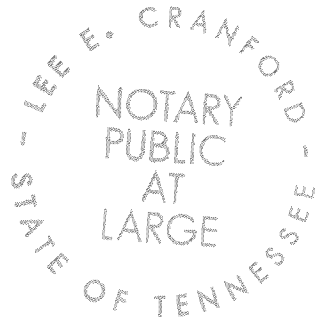
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen Orr Montgomery, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Marshall Hope Montgomery, Rachel Nelle Parrot and June Wilson Montgomery, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marshall Hope Montgomery, Rachel Nelle Parrot and June Wilson Montgomery, the bargainor, by the said Karen Orr Montgomery, as Attorney in Fact.

Witness my hand and official seal, this the 28th of December, 2020.

Lee E. Cranford

Notary Public

My Commission Expires: 11/6/2023



True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

