Karen Johnson Davidson County
Batch# 547805 DEEDWARR
01/06/2021 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $638.25
20210106-0002222

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 172,500.00

Affiant

Subscribed and Sworn before me this 28th day of December, 2020.

Notary Public
My commission expires:

JANE K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Montana Simmons and Lisa Simmons 313 Cedarcreek Drive, Nashville, TN 37211	The same	173-01-0-271

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, **Erin T. Gallagher and Susan R. Gallagher**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Montana Simmons, a single woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

Being Lot No. 25B on the Plan of Zone Lot Division Lots 25 and 26 Section V, Monte Carlo as shown on plat of record in Plat Book 6900, page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 25-B fronts 39.98 feet on the northerly margin of Cedarcreek Drive and extends back 124.84 feet on the easterly line and 124.74 feet on the westerly line to a dead line in the rear measuring 40.80 feet thereon.

Being the same property conveyed to Lucy Hoyer, unmarried from Phyllis E. Davis, unmarried by Warranty Deed on September 30, 2002 of record in Instrument Number 20021008-0122385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erin T. Gallagher, an unmarried woman and Susan R. Gallagher, a married woman, all as tenants in common by Warranty Deed on December 18,2018 recorded December 31, 2018 of record in Instrument Number 20181231-0125972, Register's Office for Davidson County, Tennessee.

This is the property known as 313 Cedarcreek Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of December, 2020

Erin T. Gallagher

Susan R. Gallagher by Erin Gallagher her AIF

Susan R. Gallagher by Erin Gallagher, her Attorney-In-Fact

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Erin T. Gallagher , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 28 day of Dec., 2020.

Jami K. Averwater

Notary Signature

My commission expires: 01-03-22

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

Power of Attorney Acknowledgement

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared Erin R. Gallagher as attorney in fact for Susan R. Gallagher by virtue of a power of attorney dated 12/02/2020 to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed and as the free act and deed of Susan R. Gallagher. Reference Power of Attorney of record in Record Book _____, page _____, Register's Office for Rutherford County, Tennessee.
202101060002221
Witness my hand and seal, at office in Murfreesboro, TN this 28th day of December, 2020

Jami K Averwater
Notary Signature
Printed Name: Jami K Averwater

My commission expires: 1/3/2022



Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 6/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY