This instrument prepared by,
and return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11621-RL-bs

Karen Johnson Davidson County
Batch# 632172 DEEDWARR
05/10/2021 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20210510-0062466

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF Vanderburgh

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2021.

REBECCA B FIELD
Notary Public - Seal
Warrick County - State of Indiana
Commission Number NP0722987
My Commission Expires Oct 16, 2027

Notary Public
My Commission Expires: 10/16/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Danielle L. Montgomery 1334 General George Patton Road Nashville, TN 37221	Danielle L. Montgomery 1334 General George Patton Road Nashville, TN 37221	142 09 0E 120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Jessica L. Young and Robert C. Young, Jr, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Danielle L. Montgomery, a single woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1334 together with the carport designated as 1334C, on the plan of Section Seven Phase One River Plantation Condominium Apartments, according to the Master Deed of record in Book 6226, Page 9, in the Register's Office of Davidson County, Tennessee, and more particular described in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jessica L. Young and Robert C. Young, Jr., wife and husband, by Warranty Deed from James M. Childers, a married man, dated October 28, 2016 and recorded on November 01, 2016, in Instrument No. 20161101-0115490, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1334 General George Patton Road, Nashville, TN 37221.

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 6th day of May, 2021.

GRANTORS

Jessica L. Young

Robert C. Young, Jr

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica L. Young and Robert C. Young, Jr, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of May, 2021.

Rebecca B Field
Notary Public
My Commission expires: 10/16/2027

REBECCA B FIELD
Notary Public - Seal
Warrick County - State of Indiana
Commission Number NP0722987
My Commission Expires Oct 16, 2027

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

