Karen Johnson Davidson County
Batch# 637577 DEEDWARR
05/17/2021 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20210517-0065968

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

#36191

W & I Ref: (DM) Title No.: 61746
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen Michael Montgomery Cheryl Nichols Montgomery 6012 Hillsboro Pike Nashville, TN 37215	New Owner 6012 Hillsboro Pike Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14411000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$880,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bobby F. Gordon, III and Ruth Ann Gordon, both unmarried,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen Michael Montgomery and Cheryl Nichols Montgomery, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hillsboro Park, Section I, of record in Book 2331, pages 30 and 31, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Bobby F. Gordon, III and Ruth Ann Gordon, husband and wife, by Warranty Deed from William E. Miles and Joni Miles, dated September 29, 2011 and recorded on October 5, 2011, of record in Inst. No. 20111005-0077367, Register's Office for Davidson County, Tennessee. The said Bobby F. Gordon, III and Ruth Ann Gordon have since divorced by Final Decree of Divorce Docket No. 20D-833, in the Fourth Circuit Court for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 30 and 31, said Register's Office, which Plan shows a 175, foot minimum building setback line from Hillsboro Pike, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 6012 Hillsboro Pike, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2021.

Bobby F. Gordon, III

Ruth Ann Gordon

State of Tennessee

County of Davidson

On this 11th day of May, 2021, before me the undersigned authority, personally appeared Bobby F. Gordon, III and Ruth Ann Gordon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $880,000.00.

Affiant

Sworn and subscribed before me this 11th day of May, 2021.

Notary

My Commission Expires: October 2, 2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

