(V)

WARRANTY DEED

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-12-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 7/17/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Keith Collison	Same as New Owner
(NAME)	(NAME)
5945 Long Meadow Rd	
(ADDRESS)	(ADDRESS)
Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS
115-03-0-001.00

Karen Johnson Davidson County
Batch# 689565 DEEDWARR
08/03/2021 03:38:45 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210803-0104499

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Rebecca S. Montgomery and spouse, Denise S. Montgomery,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith E. Collison, married,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 304 on the Plan of Brook Meade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rebecca S. Montgomery and Holly L. Seeger, both unmarried, joint tenants, with right of survivorship, by Warranty Deed from Soroush J. Esfidvajani and wife, Jennifer C. Tallent Jafari, dated July 15, 1997, of record in Book 10532, page 962, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Rebecca S. Montgomery by Quitclaim Deed from Holly S. Montgomery (formerly known as Holly L Seeger), dated July 23, 2015, of record in Instrument No. 20150724-0072853, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 828 Belton Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 2331, pages 34 and 35; Restrictions of record in Book 2436, page 553; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 30th day of July, 2021.

Rebecca S. Montgomery

Denise S. Montgomery
By: Rebecca S. Montgomery, her Attorney-in-Fact

Williamson
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Rebecca S. Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of July, 2021.

Notary Public
My Commission Expires: 7/17/22

POLLY E. LAVA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Rebecca S. Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Denise S. Montgomery, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Denise S. Montgomery, the within named bargainor by the said Rebecca S. Montgomery as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2021.

POLLY E. LAVA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

Notary Public

My Commission Expires: 7/17/22

File No.: 34670