Karen Johnson Davidson County
Batch# 698513 DEEDWARR
08/16/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210816-0110589

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Robin K. Montgomery
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robin K. Montgomery	New Owner(s)	133-14-0A-033.00-CO
420 Elysian Fields Road B14		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LANDMARK PLUS REAL ESTATE LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBIN K. MONTGOMERY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: RKM

Land in Davidson County, Tennessee, being Unit B-14, The Village at Grassmere f/k/a Oakcrest Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established under Master Deed of record in Book 5884, page 960, Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit a set forth in Exhibit A-1 of said Master Deed, reference is hereby made to the plat of Oakcrest Condominiums of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Landmark Plus Real Estate LLC by Warranty deed from Tennessee Bank and Trust, a Division of Farmers Bank and Trust Company, Blytheville Arkansas of record in Instrument No. 20140701-0057869 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 01, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 420 Elysian Fields Road B14, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13 day of August, 2021.

Landmark Plus Real Estate LLC, a Missouri Limited Liability Company

By: _____
Kathy Klevorn, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathy Klevorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Landmark Plus Real Estate LLC, a Missouri Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12 day of August, 2021.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/16/2021 (date ~~of document~~).

Affiant Signature

08/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025