Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $582,500.00

Affiant

Subscribed and sworn to before me this 29th day of September, 2021.

Notary Public
My commission expires: 01-06-25

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 728370 **DEEDWARR**
10/01/2021 10:21:20 AM 2 pgs
Fees: $13.00 Taxes: $2,155.25

20211001-0132197

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua Montgomery and Meredith Montgomery **5444 Hill Road Circle** **Nashville, TN 37220**	**F & M Bank** **50 Franklin Street** **Clarksville, TN 37040**	160-08-0-096

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Craig Ratterman, a married man, Janet A. Waters, Lynda G. Martin, and Walter Ratterman, III** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua Montgomery and Meredith Montgomery, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of Section I, Brentview Meadows, as of record in Book 3842 Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 170.72 feet on the easterly side of Hill Road Circle, and extends back 232.81 feet on the northerly line and 227.22 feet on the southerly line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Walter Ratterman, Jr., and wife H. Maxine Ratterman by deed from Claude Dunn Construction Company, Inc. of record in Book 4068 Page 468, Register's Office for Davidson County, Tennessee, and dated October 12, 1966. Walter Ratterman Jr. died on February 7, 2014, leaving Hazel Maxine Ratterman as sole tenant by the entirety. Hazel Maxine Ratterman died on April 15, 2021, leaving Janet A Waters, Lynda G. Martin, Walter Ratterman, III, and Craig Ratterman as her heirs at law as evidenced by Affidavit of Heirship of record in Book * _____ Page _____ Register's Office for Davidson County, Tennessee. ***Instrument 20210929-0131147**

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brentview Meadows of record in Plat Book 3842 Page 5 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 3914, Page 391 in the official records of the Davidson County Register of Deeds.

3. Release from TennCare

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5444 Hill Road Circle, Nashville, TN 37220

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind

themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of September, 2021.

Craig Ratterman

Janet A. Waters by Craig Ratterman, her Attorney-In-Fact as authorized in Instrument 20210929-0131148

Lynda G. Martin by Craig Ratterman, her Attorney-In-Fact as authorized in Instrument 20210929-0131149

Walter Ratterman, III by Craig Ratterman, Attorney-In-Fact as authorized in Instrument 20210929-[illegible]
0131150

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September, 2021, before me personally appeared Craig Ratterman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September 2021 before me personally appeared Craig Ratterman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janet A. Waters, Lynda G. Martin, and Walter Ratterman, III acknowledged that such person executed the same as the free act and deed of Janet A. Waters, Lynda G. Martin, and Walter Ratterman, III.

Notary Public

My Commission expires 2/12

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY