Karen Johnson Davidson County
Batch# 749091 DEEDWARR
11/03/2021 03:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20211103-0147416

Name and Address of New Owner:
Katherine Montgomery and Steve Montgomery
1302 A Montgomery Avenue
Nashville, TN 37207

Send Tax Bills To:
Katherine Montgomery and Steve Montgomery

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071160A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew J. Prisco, unmaried, and Christopher M. Prisco, unmarried, as Tenants in Common with Right of Survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katherine Montgomery, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010059, as amended in Instrument No. 20150609-0054331, 201502030010060 and 201511170116729, said plan being shown on Exhibit B to said amendment, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew J. Prisco, unmarried, and Christopher M. Prisco, unmarried, as Tenants in Common with Right of Survivorship, by Warranty Deed from D223, LLC, recorded on February 16, 2016, of record in Instrument No. 20160216-0014337, Register's Office for Davidson County, TN.

This is improved property known as 1302 A Montgomery Ave., Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2021.

Christopher M. Prisco (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2021, before me personally appeared Christopher M. Prisco 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 28th day of October, 2021.

Notary Signature
My commission expires: 5/20/24

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

_____(SEAL)
Matthew J. Prisco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2021, before me personally appeared Matthew J. Prisco 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 28th day of October, 2021.

_____
Notary Signature
My commission expires: 02-23-2022

DYLAN REEVES
Notary Public, State of Texas
My Commission Expires
February 23, 2022

AFFIDAVIT OF VALUE

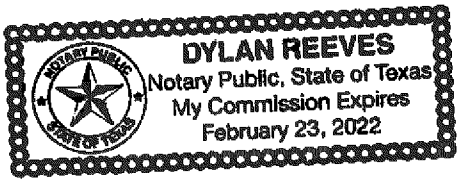
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of October, 2021.

Notary Public
My commission expires: 02-23-2022
File No. 2021-3583



True Copy Certification

I, John A. Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

