RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4480-2021

Karen Johnson Davidson County
Batch# 773561 DEEDWARR
12/14/2021 02:03:19 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20211214-0165250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021.

NOTARY PUBLIC

My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Marie McCue *etux* 1004 Montrose Avenue Nashville, TN 37204	Same address as new owner	118-01-0-201

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THOUSAND AND 00/100 Dollars ($900,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JEFFREY A. KOONTZ, and CLAIRE ARMBRUSTER, HUSBAND AND WIFE** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHANIE MARIE MCCUE AND MATTHEW JAMES MCCUE, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 109, as shown on the map entitled Montrose Place, of record in Book 57, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey A. Koontz from Walter Justin Adams and wife, Jordana Tonn Adams, by Warranty Deed dated April 13, 2007 and recorded April 16, 2007 in Instrument #20070416-0045462, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 57, page 93; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1004 Montrose Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and which taxes are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 10th day of December, 2021

GRANTOR(S)

Jeffrey A. Koontz

Claire Armbruster

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeffrey A. Koontz,and Claire Armbruster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of December, 2021.

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022