Karen Johnson Davidson County
Batch# 784592 DEEDQC
01/05/2022 08:24:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20220105-0001569

PREPARED BY:
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee)
COUNTY OF Williamson)

ADDRESS OF NEW OWNER:
Charles Daniel Montgomery and
Alyssa Briann Montgomery
1813 A Delta Avenue
Nashville, TN 37208

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME.

Subscribed and sworn to before me this 16th day of December, 2021

NOTARY PUBLIC

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/14/2023

Map/Parcel: 081 08 3T 001.00
Erroneously stated 081-08-0-112.00
in previous Warranty Deed of record
in instrument No.20200710-0075278

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES DANIEL MONTGOMERY, A SINGLE MAN, AND ALYSSA JOHNSON, A SINGLE WOMAN AND JERRY WAYNE JOHNSON AND MIA E. JOHNSON, HUSBAND AND WIFE** (collectively, the "Grantor") hereby quitclaims and conveys their interest unto **BLAKE HARRIS REYNOLDS, Trustee**, his successors and/or assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1813A Delta Avenue Quarters, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191203-0124633 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to **CHARLES DANIEL MONTGOMERY, A SINGLE MAN, AND ALYSSA JOHNSON, A SINGLE WOMAN AND JERRY WAYNE JOHNSON AND MIA E. JOHNSON, HUSBAND AND WIFE**, by Warranty Deed from **NASHLANDVENTURE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, of record in Instrument No. 20200710-0075278, Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded July 10, 2020.

This is **improved** property known as: **1813 A Delta Avenue, Nashville, TN 37208**

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 16 day of December, 2021.

CHARLES DANIEL MONTGOMERY

ALYSSA JOHNSON

JERRY WAYNE JOHNSON

MIA E. JOHNSON

And now, I, the said **BLAKE HARRIS REYNOLDS, Trustee**, do hereby convey, and forever quitclaim unto **Charles Daniel Montgomery and Alyssa Briann Montgomery, husband and wife,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

BLAKE HARRIS REYNOLDS, TRUSTEE

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **CHARLES DANIEL MONTGOMERY**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 2021.

My commission expires: 7.11.22

Notary Public

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **ALYSSA JOHNSON**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 2021.

My commission expires: 7/11/22

Notary Public

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Kentucky)
COUNTY OF Henderson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **JERRY WAYNE JOHNSON**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December 2021.

My commission expires: 3/17/24 Stacy L Cain
Notary Public KYNP3331

STATE OF Kentucky)
COUNTY OF Henderson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **MIA E. JOHNSON**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2021.

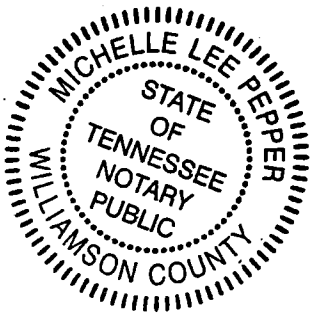
My commission expires: 3/17/24 Stacy L Cain
Notary Public KYNP3331

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BLAKE HARRIS REYNOLDS, Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December 2021.

My commission expires: July 24, 2023 Michelle A Pepper
Notary Public



CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 12/16/21.

Kimberly D Hicks
Affiant
Date: 12/29/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of December, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON