WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/11/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Montgomery	NEW OWNER	06106001800
(NAME)	(NAME)	
4311 Saunders Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Oxana M. Meade**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Montgomery and Meagan Montgomery, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146, on the Plan of Gra-Mar Acres, Section I, as of record in Book 2133, Page 27, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Saunders Avenue, the common corner of Lots Nos. 145 and 146; thence westerly with the line between said two lots 118.9 feet to a point, the common rear corner of Lots Nos. 146 and 147, thence northerly with the line between said two lots, 1150 feet to a point in the southerly margin of Broadmoor Drive; thence easterly with the margin of the same 120 feet to the beginning of a curve; thence southeasterly around said curve 39.27 feet to a point in the westerly margin of said Saunders Avenue; thence southerly with the margin of the same, 162.26 feet to the point of beginning

Being the same property conveyed to Oxana M. Meade by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated 08/06/2021 and recorded 08/12/2021, of record in Instrument 202108120108619, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 2133, Page 27; (2) Covenants, conditions, easements and restrictions recorded in Book 2134, Page 54 and Book 2202, Page 222, and amended and or made applicable as Document No. Book 2139, Page 65; (3) Easement recorded in Book 2133, Page 27, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 788031 DEEDWARR
01/12/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220112-0004034

202201120004034

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4311 Saunders Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 4th day of January, 2022.

Oxana M. Meade by Jill Swicegood, Attorney in Fact

State of Tennessee
County of Williamson

On this 4th day of January, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jill Swicegood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Oxana M. Meade, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 202201120004033, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of January, 2022.

Notary Public:
My Commission Expires: 2/14/24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

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 1/4/2022.

Kimberly D Hicks
Affiant
Date: 1/5/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of January, 2022.

Notary Public

My Commission Expires: 3/25/23

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