Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

File No. 220239429

Karen Johnson Davidson County
Batch# 811242 DEEDQC
02/24/2022 03:00:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220224-0021439

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Martin Balti
Affiant

Subscribed and sworn to before me, this 17 day of February, 2022.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sherry Bond and Daniel Montgomery 3422 McGavock Pike Nashville, TN 37217	New Owner	120-09-0-130.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sherry Bond, unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Sherry Bond, an unmarried woman, and Daniel Montgomery, an unmarried man, as joint tenants with right of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Seven Oaks, Section No. 3 of record in Book 2083, page 78, Register's Office for said County.

Said Lot No. 48 fronts 279.8 feet on the Easterly margin of McGavock Pike and extends back 243 feet on the Northerly line and 336 feet on the Southerly line to a dead line in the rear, measuring 149.6 feet thereon.

Being the same property conveyed to Sherry Bond, unmarried woman by Warranty deed from Gilford H. Martin, unmarried of record in Instrument No. 20100302-0015599 Register's Office for Davidson County, Tennessee, dated February 25, 2010 and recorded on March 02, 2010.

Improved property known as 3422 McGavock Pike, Nashville, Tennessee 37217.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of FEBRUARY 2022.

Sherry Bond

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sherry Bond, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of February, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022