This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 811257 **DEEDWARR**
02/24/2022 03:12:34 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220224-0021463

STATE OF TENNESSEE
COUNTY OF Davidson

...al consideration or value, whichever is
...er is $300,000.00.

...int

...cribed and sworn before me this the
3 day of February, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K G. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Aaron Michael Montgomery and Kathryn O. Montgomery 4236 Woods St Old Hickory, TN 37138	AMERICAN PACIFIC MORTGAGE CORPORATION 3000 LAVA RIDGE COURT SUITE 200 ROSEVILLE, CA 95661	064-09-0 143.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA KURTZ AND ALYSSA KURTZ, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AARON MICHAEL MONTGOMERY AND KATHRYN O. MONTGOMERY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Berryville W. A. Bryans Subdivision of the Berry Tract, Block 4, of record In Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua Kurtz and Alyssa Kurtz, husband and wife, by deed dated 11/02/2018, from CNK, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181109-0111223, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4236 Woods St, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 23rd day of February, 2022.

Joshua Kurtz

Alyssa Kurtz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Kurtz and Alyssa Kurtz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY