THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340116

Karen Johnson Davidson County
Batch# 833615 **DEEDWARR**
04/01/2022 02:27:40 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220401-0038259

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Montgomery Classic Construction, LLC 5123 Virginia Way, Suite A13 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 131 04 0 228.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary L. Gilbert and Kaylee M. Gilbert, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 37 on the Plan of Duncanwood, as of record in Book 1424, Page 139, said Registers Office.

Said Lot No. 37 front 100 feet on the Southerly side of Brookmeade Drive and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to Zachary L Gilbert and Kaylee M Gilbert, husband and wife, by Warranty Deed from Ronald E Longo and wife, Patricia D Longo, of record in Instrument No. 20210406-0044780, in the Register's Office of Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 1424, Page(s) 139.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.

This is improved property located at 1133 Brookmeade Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of March, 2022.

Zachary L. Gilbert

Kaylee M. Gilbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary L. Gilbert and Kaylee M. Gilbert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2022.

Notary Public
My Commission Expires: 5/7/24

