Karen Johnson Davidson County
Batch# 868747 DEEDWARR
06/08/2022 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20220608-0065631

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., LLC** **FTEC File No. 37070-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 1st day of June, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William Scott Montgomery Amy B. Montgomery 2004 Overhill Drive Nashville, TN 37215	**Send Tax Bills To:** PNC Bank, N.A. PO Box 771021 Chicago, IL 60677	**Tax Information:** Map and Parcel No.: 13103003500

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, **W. Kirby Davis, Jr. and wife, Ann A. Davis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Scott Montgomery, and wife, Amy B. Montgomery** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2004 Overhill Drive, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 1st day of June, 2022.

W. Kirby Davis, Jr.

Ann A. Davis

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, W. Kirby Davis, Jr. and Ann A. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2022.

Notary Public

My Commission Expires:

My Commission
Expires March 7, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 of Block 5, and a 20-foot strip adjoining the same on the East of the Plan of Overton Hills, as of record in Book 843, Page 66, Register's Office for said County.

Said Lot No. 15 and adjoining 20-foot strip front 120 feet on the Northerly side of Overhill Drive and extend back 250 feet between parallel lines to a dead line.

Being the same property conveyed to W. Kirby Davis, Jr., and wife, Ann A. Davis, by Warranty Deed from Michael A. Berger and wife, Elizabeth Berger, of record in Book 8125, Page 768, in the Register's Office of Davidson County, Tennessee, dated May 30, 1990 and recorded on June 07, 1990.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13103003500.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Overton Hills, as recorded in Plat Book 843, Page(s) 66.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on

6/1/22

GEORGE E. MUDTER, JR.
Dated 6/1/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/1/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

