Karen Johnson Davidson County
Batch# 893536 DEEDWARR
07/25/2022 02:09:28 PM 2 pgs
Fees: $13.00 Taxes: $268.25
20220725-0084828

Warranty Deed

LINDSAY B FATTAL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $72,500.00. Affiant Subscribed and sworn to before me, this the 20th day of July, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 89-SC-22-ODR

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Simiyu and James A. Fineman	New Owner(s)	091-04-0-097.00
146 Southridge Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOHN H. MONTGOMERY, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL SIMIYU, A SINGLE PERSON AND JAMES A. FINEMAN, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Barry Greer & Associates, dated August 6, 1985, as follows:

Beginning at an iron pin at the intersection of John Merritt Blvd, and the centerline of Old Read Phosphate Co. Road, said road appears of record in Plat Book 161, page 77, Register's Office for Davidson County, Tennessee, and runs thence North 47 degrees West a distance of 395.54 feet with the Easterly margin of the Old Read Phosphate Co. Road to an iron pin; thence North 64 degrees 00 minutes 09 seconds East a distance of 208.24 feet to an iron pin; thence South 15 degrees 52 minutes 42 seconds East a distance of 50.20 feet to an iron pin; thence South 15 degrees 46 minutes 42 seconds East a distance of 325 feet to the point of beginning and containing 38,463 square feet, more or less.

Less and Except: Property Conveyed in Deed of record in Book 9477, Page 781, Register's Office for Davidson County Tennessee.

Being a portion of the same property conveyed to B. B. Doubleday, Jr., by Warranty Deed from Dorothy W. Taylor, Alta W. Bullock and Lloyd Duff Warren of record in Book 6677, Page 803, Register's Office for Davidson County, Tennessee, dated October 08, 1985 and recorded on October 08, 1985.

Final Decree Confirming Sale of record in Instrument No. 20120823-0075897 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Montgomery by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court of Davidson County Tennessee of record in Instrument No. 20120823-0075897, Register's Office for Davidson County, Tennessee, dated August 07, 2012 and recorded on August 23, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Doctor Walter S Davis Boulevard, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2022.

John H. Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John H. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025