Karen Johnson Davidson County
Batch# 928627 DEEDWARR
10/12/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20221012-0111805

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.** Tiffany Rooker

Affiant

Subscribed and sworn to before me, this the **30th** day of **September, 2022.**

Notary Public
My commission expires: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

File # 36271-5

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Austen Craig and Jacob Craig **4821 Humber Drive** **Nashville, TN 37211**	New owners	**147-04-00-044-00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Philip Montgomery and Gulmira Montgomery, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austen Craig and Jacob Craig, as Joint Tenants,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Two, Beverly Heights of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 172 feet on the Southwesterly side of Humber Drive and extends back 218 feet on the Southeasterly side and 215.2 feet on the Northwesterly side to a line in the rear, on which it measures 135 feet thereon.

BEING the same property vested in David Philip Montgomery and Gulmira Montgomery, husband and wife, by Warranty Deed dated 12/13/2018, from Joel M. Trevino, married, of record in Instrument No. 20181219-0123206, and further see Affidavit in Furtherance of Title of record in Instrument No. 202210120111804 **, being all of record in said Register's Office.**

This is improved property, known as **4821 Humber Drive, Nashville, TN 37211**

The conveyance of the above-described parcel of land is subject to the following:

1. The Plan of record in Plat Book 2331, Page 42, said Registers's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2. Restrictive Covenants contained in Instrument of record in Book 2440, Page 199, said Register's Office.
3. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

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 that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

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Witness my/our hand(s) this **30th** day of **September, 2022.**

David Philip Montgomery
David Philip Montgomery

Gulmira Montgomery
Gulmira Montgomery

STATE OF TENNESSEE Michigan
COUNTY OF Davidson Ingham

Personally appeared before me, a Notary Public of said County and State, **David Philip Montgomery and Gulmira Montgomery,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **30th day** of **September, 2022.**
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Notary Public
My Commission Expires: 8.25.2024

TAMMY J GLENN
Notary Public - State of Michigan
County of Ingham
My Commission Expires Aug 25, 2026
Acting in the County of Ingham

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/29/2022.

D. Shayne Adair

10/3/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 3 day of October, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026