Name and Address of New Owner:
Kimberly Nicole Mont and Harry Louis Mont
4013 Plantation Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 948735 DEEDWARR
12/07/2022 09:57:30 AM 6 pgs
Fees: $33.00 Taxes: $1,350.50
20221207-0127525

Send Tax Bills To:
SWBC Mortgage Corp.
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 075-09-0-225.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles V. Oliver, a widower, Teresa Oliver Walker, a married woman, and Torrie Nicole Thomas, Nathan Brian Eldridge and Cory Wayne Eldridge, the Heirs and Beneficiaries of the Estate of Robert Wayne Eldridge, deceased**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Kimberly Mont, an unmarried woman, and Harry Louis Mont, a married man, as joint tenants with right of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1089 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the westerly margin of Bonnaspring Drive at the common front comers of Lots Nos. 1089 and 1090, northwardly with said margin of said drive 88 feet to a point, the beginning of a curve; thence northwestwardly 39.27 feet around said curve to a point in the southerly margin of Plantation Drive 86.0 feet to a point, the common northerly corners of Lots Nos. 1088 and 1089, 132.12 feet to a point; thence eastwardly with the line between Lots Nos. 1090 and 1089, 120.10 feet to the point of beginning.

Being the same property conveyed to Charles V. Oliver and wife, Betty J. Oliver, by Warranty Deed from Jacky M. Pemberton and wife, Tommie A. Pemberton, of record in Book 4472, Page 530, in the Register's Office for Davidson County, Tennessee, dated January 08, 1971, and recorded on January 11, 1971.

Further being the same property conveyed to Terry Oliver and Terasa (correctly Teresa) Oliver Walker as Tenants in Common, by Quitclaim Deed from Charles V. Oliver and wife, Betty J. Oliver, reserving a life estate interest, of record in Book 8830, Page 889, in the Register's Office for Davidson County, Tennessee, dated December 31, 1992, and recorded on January 04, 1993.

The said Terry Oliver (also known as Terry Gene Oliver) having since died intestate on July 22, 2008, leaving Shannon Gene Oliver as his sole heir at law per Affidavit of Heirship of record in Instrument No. 202212070127519, in the Register's Office for Davidson County, Tennessee.

The said Shannon Gene Oliver having since died intestate on July 9, 2011, leaving Cheri Kay Eldridge as his sole heir at law per Affidavit of Heirship of record in Instrument No. 202212070127520, in the Register's Office for Davidson County, Tennessee.

The said Cheri Kay Eldridge having since died testate on July 22, 2008, leaving Robert Wayne Eldridge as her sole heir at law per Affidavit of Heirship of record in Instrument No. 202212070127521, in the Register's Office for Davidson County, Tennessee.

The said Robert Wayne Eldridge having since died testate on February 19, 2019, leaving Torrie Nicole Thomas, Nathan Brian Eldridge (also known as Nathan B. Eldridge) and Cory Wayne Eldridge as his sole heirs at law per Affidavit of Heirship of record in Instrument No. 202212070127522, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles M. Walker and Joshua K. Walker, by Quitclaim Deed from Charles V. Oliver and wife, Betty J. Oliver, reserving a life estate interest, of record in Instrument No. 20140213-0012820, in the Register's Office for Davidson County, Tennessee, dated February 04, 2014, and recorded on February 13, 2014.

Further being the same property conveyed to Charles V. Oliver and Betty J. Oliver, husband and wife, by Quitclaim Deed from Charles M. Walker and Joshua K. Walker, of record in Instrument No. 20160406-0032951, in the Register's Office for Davidson County, Tennessee, dated April 01, 2016, and recorded on April 06, 2016.

The said Betty J. Oliver having since died on April 20, 2022.

The said Teresa Oliver Walker is one and the same as Teresa J. Walker and Terasa Oliver Walker.

Being also known as 4013 Plantation Drive, Hermitage, Tennessee 37076.

NOTE: This property has never served as the primary marital residence of Grantor Teresa Oliver Walker, Torrie Nicole Thomas, Nathan Brian Eldridge or Cory Wayne Eldridge herein.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 1st day of December, 2022.

Charles V. Oliver by Teresa J. Walker, His Attorney-in-Fact Attorney in Fact

Teresa Oliver Walker

The Heirs and Beneficiaries of the Estate of Robert Wayne Eldridge, deceased

By: Torrie Nicole Thomas

By: Nathan Brian Eldridge, Karen C. Rippetoe
Nathan Brian Eldridge aka Nathan B. Eldridge by Karen E. Rippetoe, his Attorney-in-Fact
Attorney-in-Fact

By: Cory Wayne Eldridge

STATE OF VIRGINIA
COUNTY OF ORANGE

On this 01 day of December, 2022, before me personally appeared Teresa J. Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles V. Oliver and acknowledged that she executed the same as the free act and deed of Charles V. Oliver.

Witness my hand this 01 day of December, 2022.

Notary Signature JOHN P WONSIK

JOHN P WONSIK
Notary Public
Commonwealth of Virginia
Registration No. 7017883
My Commission Expires Jun 30, 2026

STATE OF VIRGINIA
COUNTY OF ORANGE

On this 01 day of December, 2022, before me personally appeared Teresa Oliver Walker, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 01 day of December, 2022.

Notary Signature JOHN P WONSIK

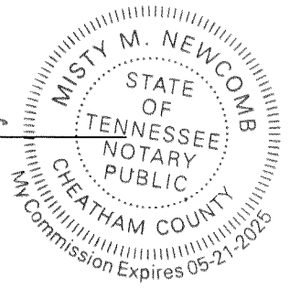
JOHN P WONSIK
Notary Public
Commonwealth of Virginia
Registration No. 7017883
My Commission Expires Jun 30, 2026

STATE OF Tennessee
COUNTY OF Cheatham

On this 2 day of December, 2022, before me personally appeared Torrie Nicole Thomas, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 2 day of December, 2022.

Notary Signature

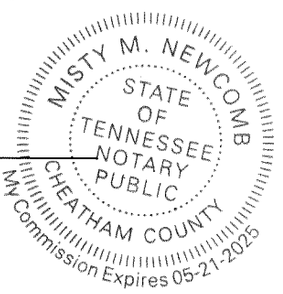



STATE OF Tennessee
COUNTY OF Davidson

On this 2 day of December, 2022, before me personally appeared Karen E. Rippetoe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nathan Brian Eldridge aka Nathan B. Eldridge and acknowledged that she executed the same as the free act and deed of Nathan Brian Eldridge aka Nathan B. Eldridge.

Witness my hand this 2 day of December, 2022.

Notary Signature

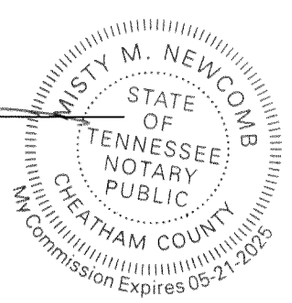



STATE OF Tennessee
COUNTY OF Davidson

On this 2 day of December, 2022, before me personally appeared Cory Wayne Eldridge, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed.

Witness my hand this 2 day of December, 2022.

Notary Signature



**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2 day of December, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**True Copy Certification**

I, **Kaz Arbogast,** 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 this the 2nd day of December, 2022.

Affiant Signature
Date 12/02/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

