This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19992-LV

Karen Johnson Davidson County
Batch# 961744 DEEDWARR
01/17/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20230117-0003770

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of January, 2023.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 8-20-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Schrembeck 2314 Patrick Ave Old Hickory, TN 37138	Pennymac Loan Services PO Box 30597 Los Angeles, CA 90030	044-09-0B-049-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brett Montgomery, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Schrembeck, 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:

The following described real property situated in the Davidson County, Tennessee:

Being Unit No. 49, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385; as amended in Instrument Nos. 20190627-0062402, 20200116-0005698, 20201203-0140753, 20210224-0022939 and 20210825-0115036 and Attorney's Certificate recorded in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Brett Montgomery, an unmarried man by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20210125-0010597 in the Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.

Being part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, from Rayon City Investors, a Tennessee joint venture, by Warranty Deed recorded December 31, 2018 in Instrument No. 20181231-0126556 and Quit Claim Deed recorded December 31, 2018 in Instrument No. 20181231-0126557.

Hayley Montgomery joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2314 Patrick Avenue, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 13th day of January, 2023.

GRANTOR:

Brett Montgomery

Hayley Montgomery

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brett Montgomery and Hayley Montgomery, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of January, 2023.

NOTARY PUBLIC STATE OF OHIO

LORNA M GARIBIAN
Notary Public
State of Ohio
My Comm. Expires
February 3, 2026

Notary Public
My Commission expires: 2/3/2026

True Copy Certification

I, **Pam Autry,** 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 17th day of January, 2023.

Affiant Signature
Date 01/17/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON