Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 974367 DEEDWARR
02/27/2023 10:27:05 AM 2 pgs
Fees: $13.00 Taxes: $4,865.50

20230227-0013566

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSE
COUNTY OF WILLIA
THE ACTUAL CONSIDERA
GREATER, FOR THIS TRANSFER IS $1,315,000.00

J. Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2022-1742

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Gallifant and Ashley Gallifant	New Owner	145150A02600
(NAME)	(NAME)	
~~145150A026.00~~5202 Shenandoah Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua Webb, Trustee of The William Joseph Montgomery Revocable Living Trust dated March 13, 2013,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Gallifant and Ashley Gallifant husband and wife,** 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:

Being a certain condominium apartment in Davidson County. Tennessee, being Unit No. 1B on the revised plan of Stratford Place, as of record in Book 6472, Page 47, amended in Book 7140, Page 592 and re-recorded in Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756, Page 116, Book 7903, Page 652 and Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 20161118-0122027, corrected in Instrument No. 20161216-0132255, Register's Office for Davidson County, Tennessee. to which plan reference is her made for a more complete and accurate description.

Being the same property conveyed to William J. Montgomery, unmarried by Warranty deed from Edgar M. Rothschild, III and Susan P. Rothschild, husband and wife of record in Instrument No. 20190211-0012818 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 11, 2019.

Being the same property conveyed to William Joseph Montgomery, Trustee of the William Joseph Montgomery Revocable Living Trust, dated March 13, 2019 by Quitclaim deed from William J. Montgomery, unmarried of record in Instrument No. 20190327-0027547 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on March 27, 2019. William Joseph Montgomery having since died on or around August 8, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan

of record in Plat Book 6250, Page 560, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stratford Place of record in Book 6472, Page 47, amended in Book 7140, Page 592 and re-recorded in Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756, Page 116, Book 7903, Page 652 and Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 20161118-0122027, corrected in Instrument No. 20161216-0132255 and Ninth Amended in Instrument No. 20190715-0069123, Register's Office for Davidson County, Tennessee. By Laws of record in Book 6472, Page 86, amended in Instrument No. 20180213-0014344, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 6912, Page 395, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 8128, Page 23, in the Register's Office for Davidson County, Tennessee. Driveway Easement of record in Book 10382, Page 575, in the Register's Office for Davidson County, Tennessee.

This property, known as 5202 Shenandoah Court, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hand(s) this 24th DAY OF February, 2023.

The William Joseph Montgomery Revocable Living Trust dated March 13, 2013

BY: Joshua Webb, Trustee
Joshua Webb, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Joshua Webb, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of The William Joseph Montgomery Living Trust dated March 13, 2013, the within named bargainor, as Trust, and Joshua Webb, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Trustee of said Trust.

Witness my hand and official seal at office, on this the 24th day of February, 2023

Notary Public

My Commission Expires: 4/24/23
(SEAL)

