WARRANTY DEED

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

Y-BMR-23-708

Karen Johnson Davidson County
Batch# 982785 **DEEDWARR**
03/21/2023 10:24:23 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20230321-0020285

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Montemayor Family Trust	New Owner	
(NAME)	(NAME)	**103-10-0-038.00**
708 Canebrake Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBERLY MICHELLE HODGES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALFRIDO MONTEMAYOR AND BETH MONTEMAYOR, TRUSTEES OF THE MONTEMAYOR FAMILY TRUST DATED MAY 30, 2000,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Section 4, Brookside Courts, Addition No. 4, of record in Plat Book 2083, Page 59, 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. 37 fronts 80 feet on the Northerly side of Canebrake Avenue and runs back 181.6 feet on the Westerly line and 169.4 feet on the Easterly line to a broken tine measuring 82.5 feet thereon.

Being the same property conveyed to Kimberly Michelle Hodges, unmarried woman by Warranty deed from Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust of record in Instrument No. 20210401-0043321 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021.

This conveyance is subject to:
- 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 2083, Page 59, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **708 Canebrake Dr, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF MARCH, 2023.

Kimberly Michelle Hodges

STATE OF Georgia
COUNTY OF DeKalb

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

Witness my hand and official seal, this the 17th of March, 2023.

Notary Public
My Commission Expires: 6/30/2024
(SEAL)

Ebony Farrar
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 30, 2024