PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13522-2023

Karen Johnson Davidson County
Batch# 989829 DEEDWARR
04/10/2023 10 57 55 AM 2 pgs
Fees $13 00 Taxes $2,630 70

20230410-0025664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $711,000.00

X
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2023

NOTARY PUBLIC

My commission expires 10-1-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Montgomery **504A Nichol Road** **Nashville, TN 37209**	Same address as new owner	091-10-0Y-002.00CO

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED ELEVEN THOUSAND AND 00/100 Dollars ($711,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **NICK POUNDER AND MORGAN POUNDER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RYAN MONTGOMERY, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Real property located in Davidson County, Tennessee, being known and designated as Unit 504B, pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 504 Nichol Rd , a Horizontal property Regime, of record in Instrument #201907030065393, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description

Being the same property conveyed to Nick Pounder and Morgan Pounder, husband and wife from Nick Pounder and Morgan Pounder f/k/a Morgan Blair, husband and wife, by Quitclaim Deed dated 07/22/2022 and recorded 07/27/2022 in Instrument No 20220727-0085848, Register's Office of said County.

Being the same property conveyed to Morgan Blair and Nick Pounder from Southern Spaces, LLC, a Tennessee limited liability company, by Warranty Deed dated January 8, 2021 and recorded February 3, 2021 in Instrument #20210203-0015667, said Register's Office.

Being a portion of the same property conveyed to Southern Spaces LLC by Warranty Deed from Enterprise Homes & Remodeling LLC dated February 28, 2020 and recorded March 4, 2020 in Instrument No 202003040024108, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as. 504A Nichol Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of April, 2023

GRANTOR(S)

Nick Pounder

Morgan Pounder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Nick Pounder and Morgan Pounder, husband and wife, 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 seal, this the 7 day of April, 2023.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026