# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005001 DEEDWARR
05/18/2023 10 36 58 AM 2 pgs
Fees $13 00 Taxes $647.50

20230518-0037266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP APRIL 23, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| 6206 Laramie Avenue Trust U/A/D May 8, 2023 | NEW OWNER | |
| (NAME) | (NAME) | 091 05 0 108 00 |
| 4301 Hillsboro Pike, Suite 300 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, I, **KEVIN MONTGOMERY, TRUSTEE OF THE 6206A LARAMIE TRUST, U/A/D FEBRUARY 17, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG HARDEMAN, TRUSTEE OF 6206 LARAMIE AVENUE TRUST U/A/D MAY 8, 2023,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

**Land in Davidson County, Tennessee, being Unit A of Homes at 6206 Laramie Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6206 Laramie Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230228-0013944, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6206 Laramie Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230228-0013944, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Liability Company, by Warranty Deed from Linda Susan Cantrell, of record in Instrument No. 20230202-0007663, in the Register's Office of Davidson County, Tennessee, dated January 31, 2023 and recorded on February 02, 2023.**

**Being the same property conveyed to Kevin Montgomery, Trustee of the 6206A Laramie Avenue Trust, U/A/D February 17, 2023, by Quitclaim Deed from City Limits Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20230320-0020085, in the Register's Office of Davidson County, Tennessee, dated March 20, 2023 and recorded on March 20, 2023.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

**BOX 10-A**

unimproved
This is improved x property, known as 6206 A Laramie Ave, Nashville, TN 37209
(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 hand this 16th day of May, 2023

6206A LARAMIE TRUST, U/A/D FEBRUARY 17, 2023

BY _____

KEVIN MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin Montgomery with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The 6206A Laramie Trust, U/A/D February 17, 2023, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust

Witness my hand and official seal this 16th day of May, 2023

Commission expires

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP APRIL 23, 2025

_____
Notary Public