Karen Johnson Davidson County
Batch# 1010396 DEEDWARR
06/02/2023 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20230602-0041655

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
J3C, LLC	J3C, LLC	Parcel ID: 133 14 0A 033.00
(NAME) 14 Valley Drive	(NAME) 14 Valley Drive	
(ADDRESS) Orinda CA 94563	(ADDRESS) Orinda CA 94563	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robin K. Montgomery, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J3C, LLC, a California Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Unit B-14, The Village at Grassmere f/k/a Oakcrest Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established under Master Deed of record in Book 5884, Page 960, Book 9559, Page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit a set forth in Exhibit A-1 of said Master Deed, reference is hereby made to the plat of Oakcrest Condominiums of record in Book 5200, Page 413, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Landmark Plus Real Estate LLC from Tennessee Bank & Trust, a Division of Farmers Bank and Trust Company, Blytheville Arkansas by Warranty Deed dated June 27, 2014 and recorded on July 1, 2014 in Instrument No. 20140701-0057869 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robin K. Montgomery, a single woman from Landmark Plus Real Estate LLC, a Missouri Limited Liability Company by Warranty Deed dated August 13, 2021 and recorded on August 16, 2021 in Instrument No. 20210816-0110589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Road, B14, Nashville, TN 37211

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 our hands this 31st day of MAY, 2023.

Robin K. Montgomery

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robin K. Montgomery, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 5/31/2023.

Date

Tonya Loftin
Affiant Signature

June 1, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)