QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1022369 DEEDQC
07/03/2023 02:46:30 PM 6 pgs
Fees: $33.00 Taxes: $1,107.41
20230703-0051006

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23599376

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Galen Montgomery**
Address of New Owner(s): **309 Bristol Mountain Court, Antioch, TN 37013-1772**

Property ID NUMBER: 135 14 0A 023.00

THIS INDENTURE, made and entered into this 19 day of JUNE, 20 23, by and between **Galen Montgomery and Pamela Gray Montgomery FKA Pamela Gray** party of the first part, and **Galen Montgomery, a single person** party of the second part,

WITNESSETH: That for and in consideration of **One Hundred Twenty Thousand Dollars and No Cents ($299,300.00)**, cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 23 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE II, OF RECORD IN BOOK 6900, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

For Information Purposes Only:

Being the same property conveyed to Pamela Gray, unmarried, by deed dated September 6, 2011 of record in Deed Instrument/Case No. 20110908-0069602, in the County Clerk's Office.

TMS: 135 14 0A 023.00

Property Address: 309 Bristol Mountain Court, Antioch, TN 37013-1772

This conveyance is subject to 2023 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73154300 QC101 01 0106

WITNESS the signature of the said party of the first part the day and year first above written.

Pamela Gray Montgomery FKA Pamela Gray

Pamela Gray Montgomery FKA Pamela Gray

STATE OF Alabama

COUNTY OF Jefferson

Acknowledgement

On this 30 day of May, 2023, before me personally appeared Pamela Gray Montgomery FKA Pamela Gray, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 30 day of May 2023

Signature of Notary Public

Commission Expires
10/29/26

YVETTE M CARTER
Notary Public
Alabama State at Large

MCD 7315430.00 QC101 01 0106

WITNESS the signature of the said party of the first part the day and year first above written.

Galen Montgomery

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 19 day of June, 2023, before me personally appeared Galen Montgomery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 19 day of June. 2023

Signature of Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JUL 09 2024

MCD 73154300 QC101 01 0106

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$299,300.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$1,107.41**

Galen Montgomery

Subscribed and sworn to before me this 19 day of June 20 23

Notary Public Signature

My commission expires: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73154300 QC101 01 0106

Tennessee Certification of Electronic Document

I, GALEN MONTGOMERY, 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 06.19.2023 (date of document).

Affiant Signature

06.19.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of June, 2023

Notary Signature

My Commission Expires: JUL 09 2024

Notary Seal:

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73154300 QC101 01 0106

202307030051006

Tennessee Certification of Electronic Document

I, Yvette M. Carter Alabama Notary, 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 5/30/2023 (date of document).

Pamela Gray Montgomery FKA Pamela Gray
Affiant Signature

5/30/2023
Date

State of Alabama

County of Jefferson

Sworn to and subscribed before me this 30 day of May, 2023.

Yvette M. Carter - Alabama Notary
Notary Signature

My Commission Expires: 10/29/26

Notary Seal:

YVETTE M CARTER
Notary Public
Alabama State at Large

MOD 731543.00 QC101 01 0106