WARRANTY DEED

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2024

G-SR-23-4821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 1/8/24

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 1023740 **DEEDWARR**
07/07/2023 02 44 34 PM 2 pgs
Fees $13 00 Taxes $2,312 50
20230707-0052168

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Nathan Montgomery and Haley Montgomery	**Studio Bank**	
(NAME)	(NAME)	**085-04-0A-215.00-CO**
4821 Medalist Circle	**124 12th Ave S, Ste 400**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Nashville, TN 37203**	
(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, **CATHERINE E. LUCID, TRUSTEE OF THE CATHERINE E LUCID LIVING TRUST DATED DECEMBER 20, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN MONTGOMERY AND HALEY MONTGOMERY, HUSBAND AND WIFE,** 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 215 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D, Planned Unit Development, as of record in Instrument No 20141014-0094506, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description

Being the same property conveyed to William T Atkinson and Judith C Atkinson, husband and wife by Warranty Deed from Meritage Homes of Tennessee, Inc , an Arizona Corporation of record in Instrument No. 20150625-0061152 Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 25, 2015

Being the same property conveyed to Catherine E Lucid Living Trust, a single person by Quitclaim Deed from William T Atkinson and Judith C Atkinson, a married couple of record in Instrument No. 20161230-0137169 Register's Office for Davidson County, Tennessee, dated December 23, 2016 and recorded on December 30, 2016

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Instrument No 20141014-0094506, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No 20090310-0021482, amended in Instrument No 20090407-0031921, Instrument No 20090515-0044929, as amended and restated in Instrument No. 20090623-0058338, and further amended and restated in Instrument No 20120202-0009628, and supplemented in Instrument No. 20120207-0011118, Instrument No. 20161013-0108472, Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Instrument No 20060801-0093487, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument No 20070730-0089806 and in Instrument No 20060809-0097670, in the Register's Office for Davidson County, Tennessee
- Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No 20090615-0055321 and Instrument No. 20120730-0066771, in the Register's Office for Davidson County, Tennessee
- Certification of Grant of Right-of-Way and Road Construction of record in Instrument No. 20090421-0036252, in the Register's Office for Davidson County, Tennessee
- Deed for an Easement for a Water Line of record in Book 4212, page 147, in the Register's Office for

Davidson County, Tennessee
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100720-0056497, and Instrument No 20100720-0056521, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No 20030328-0040734, in the Register's Office for Davidson County, Tennessee.
• Agreed Order of record in Instrument No. 20100106-0001301, in the Register's Office for Davidson County, Tennessee
• Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.
• Agreement for Grant of Easement for Conservation Greenway of record in Instrument No 20011024-0116287, in the Register's Office for Davidson County, Tennessee.
• Flow Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20060809-0097670, said Register's Office
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4821 Medalist Circle, Hermitage, Tennessee 37076**

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 3rd DAY OF JULY, 2023

The Catherine E Lucid Living Trust dated December 20, 2016

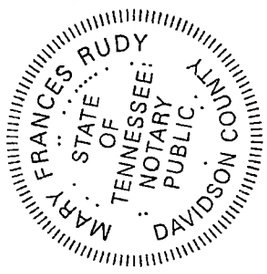
BY: Catherine E Lucid
Catherine E Lucid
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE E. LUCID, TRUSTEE of THE CATHERINE E LUCID LIVING TRUST DATED DECEMBER 20, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 3 of July, 2023.

Mary Frances Rudy
Notary Public
My Commission Expires 11-3-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212