# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024719 DEEDWARR
07/11/2023 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230711-0052883

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$320,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June, 2023

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRIAN THIES
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 12391728
My Commission Expires 06-28-2024

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | |
|---|---|---|
| **Matthew Justice**<br>**1601 Northview Ave**<br>**Nashville, Tennessee 37216** | **SAME AS OWNER** | MAP **071**<br>GROUP **16 0**<br>PARCEL **068.00** |

For and in 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, we,

**Terry Ann Hill, an unmarried woman**
**And**
**Michael R. Mayberry, a married man**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Matthew Justice, a married man**

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:

Being part of Lot No. 14 on the Map of Williams & Hays Company's Belle View Plan, of record in Book 332, page 51, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Surveyor, dated November 21, 1957, as follows:

BEGINNING at a point in the westerly margin of Montgomery Street which said point is 114 feet northerly from the northwesterly corner of the intersection of Crockett Street and Montgomery Street; thence northerly with the westerly margin of Montgomery Street 66 feet to a point; thence North 79 27' West 200 feet to a point in the line between Lots Nos. 5 and 14; thence South 11 03" West 32.5 feet to a point; thence South 7 44' West 33.5 feet; thence South 79 27" East 200.07 feet, more or less, to the point of beginning.

Being the same property conveyed to Ellen Lee Sullivan by Quitclaim Deed from Larry Roy Trent, a widow unmarried, dated April 25, 2014 and filed of record April 28, 2014 in Instrument No. 20140428-0035639, Register's Office for Davidson County, Tennessee. (for value or consideration of $0.00) The said Anna Marie Trent having pre-deceased her husband on March 17, 2014, leaving him sole owner by operation of law. Further conveyed by Quitclaim Deed to Ellen L. Sullivan, an unmarried woman, Christy L. Camp, an unmarried woman, Michael R. mayberry, married man, as tenants in common with rights of survivorship, dated April 13, 2022 and filed of record April 20, 2022 in Instrument No. 20220420-0045587, said Register's Office. (for value or consideration of $0.00) And further conveyed by Quitclaim Deed to Terry Ann Hill, an unmarried woman and Michael R. Mayberry, a married man, as tenants in common with rights of survivorship, dated January 26, 2023 and filed of record January 30, 2023 in Instrument No. 20230130-0006684, said Register's Office. (for value or consideration of $0.00) The said Ellen L. Sullivan, an unmarried woman, now deceased on October 28, 2022, leaving ownership to remaining by operation of law.

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.**

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1402 Montgomery Avenue, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 23rd day of June, 2023.

Terry Ann Hill

Michael R. Mayberry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Terry Ann Hill, and Michael R. Mayberry, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2023.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

I, Blake Budde, 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 June 23, 2023 (date of document).

Affiant Signature

7/7/2023
Date

State of MO
County of St. Louis

Sworn to and subscribed before me this 7th day of July, 2023.

Christina Ann Anderson
Notary's Signature

MY COMMISSION EXPIRES: 01-31-26

Notary's Seal (if on paper)

CHRISTINA ANN ANDERSON
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 17912790
My Commission Expires 01-31-2026