WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028574 DEEDWARR
07/20/2023 10 09 55 AM 2 pgs
Fees: $13.00 Taxes $2,771 30

20230720-0055889

Prepared by:
Record and Return t
Chapman & Rosenth
1620 Westgate Circl
Brentwood, TN 3702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Nov. 3, 2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Zachary Beitzel and Hailey Boyer	New Owner	
(NAME)	(NAME)	
6208B Pennsylvania Ave		091 02 0D 002 01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 6208 B PENNSYLVANIA AVE. TRUST U/A/D APRIL 27, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY BEITZEL AND HAILEY BOYER, HUSBAND AND WIFE,** 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 of Homes at 6208 Pennsylvania, 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 6208 Pennsylvania, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200724-0081615, 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 6208 Pennsylvania, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200724-0081615, 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.

Being the same property conveyed to Kevin Montgomery, Trustee of the 6208 B Pennsylvania Ave. Trust U/A/D April 27, 2021, by Quitclaim Deed from City Limits Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220812-0091993, in the Register's Office of Davidson County, Tennessee, dated August 11, 2022 and recorded on August 12, 2022.

Being part of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kevin Montgomery, Trustee of the 6208 Pennsylvania Ave. Trust, dated May 14, 2020, of record in Instrument No. 20200814-0091317, in the Register's Office of Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 2020.

Being part of the same property conveyed to Kevin Montgomery, Trustee of the 6208 Pennsylvania Ave. Trust, dated May 14, 2020, by Quitclaim Deed from Wade Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200519-0052190, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 19, 2020.

Being part of the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20180511-0045228, in the Register's Office of Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

Being part of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Ewin Smith Jones, an unmarried man, of record in Instrument No. 20171116-0117681, in the Register's Office of Davidson County, Tennessee, dated November 15, 2017 and recorded on November 16, 2017.

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.

unimproved _
This is improved x property, known as 6208B Pennsylvania 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 18 day of July, 2023

6208 B PENNSYLVANIA AVE TRUST U/A/D APRIL 27,2021

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 6208 B Pennsylvania Ave Trust U/A/D April 27, 2021, 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 18 day of July, 2023

Commission expires

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Notary Public