RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1058976 DEEDWARR
10/09/2023 10 53 38 AM 2 pgs
Fees $13 00 Taxes $2,701 00

20231009-0079244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAWN MICHELE OSBORNE DAVIDSON COUNTY My Commission Expires 04-23-25

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
Susan Langford Barksdale	NEW OWNER	
(NAME)	(NAME)	
533 Waycross Dr		118 04 0K 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 533 WAYCROSS DR. TRUST U/A/D MARCH 16,2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN LANGFORD BARKSDALE, UNMARRIED,** 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 Waycross and Camden, 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 Waycross and Camden, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160426-0040543, as amended in Instrument No. 20200304-0024335 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 Waycross and Camden, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160426-0040543, as amended in Instrument No. 20200304-0024335, 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 533 Waycross Dr. Trust, dated March 16, 2021, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20210322-0037849, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 22, 2021.

Being the same property conveyed to William Kenneth Wade, by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20210322-0037613, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 22, 2021.

Being part of the same property conveyed to City Limits Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Wade Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200304-0024334, in the Register's Office of Davidson County, Tennessee, dated March 04, 2020 and recorded on March 04, 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 Quitclaim Deed from Lone Oak, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170314-0024732, in the Register's Office of Davidson County, Tennessee, dated March 10, 2017 and recorded on March 14, 2017.

Being part of the same property conveyed to Lone Oak LLC, by Quitclaim Deed from P & P Development, of record in Instrument No. 20160506-0044857, in the Register's Office of Davidson County, Tennessee, dated April 22, 2016 and recorded on May 06, 2016.

Being part of the same property conveyed to Lone Oak LLC and P & P Development, by Warranty Deed from Susan Shirley Gail Pregel, of record in Instrument No. 20160428-0041253, in the Register's Office of Davidson County, Tennessee, dated April 22, 2016 and recorded on April 28, 2016.

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 533 Waycross Dr, Nashville, TN 37211
(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 2 day of October, 2023

KEVIN MONTGOMERY, TRUSTEE OF THE 533 WAYCROSS DR TRUST U/A/D MARCH 16,2021

BY _____

KEVIN MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin Montgomery 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 The 533 Waycross Dr. Trust U/A/D March 16,2021, 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 2nd day of October, 2023

Commission expires

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

Notary Public