Karen Johnson Davidson County
Batch # 1082998 DEEDWARR
12/18/2023 10:22:03 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20231218-0097237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 day of December, 2023.

(Affix Seal) Notary Public

My Commission Expires: 1/26/25

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

2023-12-1382

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tyler Walker 504 Belair Way Nashville, TN 37215	OWNER	Map/Parcel 131-06-0D-504-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Isabel Liston Montague, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Walker, an unmarried man**, hereinafter called the GRANTEE, his heirs 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 Unit No. 504, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6690, Page 70, amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325, and in Book 9398, Page 43, Instrument No. 20010627-0068123 and re-recorded in Instrument No. 20050708-0079325 and plat record in Book 6250, Page 484 and Plat Book 6250, Page 649 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Isabel Liston Montague, unmarried by Warranty Deed from Xiaohua Wei and Huan Qiao, wife and husband of record in Instrument No. 20190930-0099021 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 30, 2019.

This conveyance is subject to the following: Davidson County property taxes for subsequent years, are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 504 Belair Way, Nashville, TN 37215.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE

that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Jonathan Elliott Scokin, joins in the execution of this instrument to convey all his right, title and interest he may have in the subject property by virtue of his marriage to Isabel Montague.

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.

Effective the 15 day December, 2023.

Isabel Liston Montague
Isabel Liston Montague

Jonathan Elliott Scokin
Jonathan Elliott Scokin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of December, 2023, before me personally appeared Isabel Liston Montague, 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, at office, this 14th day of December, 2023.

Notary Signature
My commission expires: 12-08-2024

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of December, 2023, before me personally appeared Jonathan Elliott Scokin, 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, at office, this 14th day of December, 2023.

Notary Signature
My commission expires:
12-08-2024

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024