WARRANTY DEED

Karen Johnson
Batch # 1083627
12/19/2023 12:16:00 PM
Fees: $13.00 Taxes: $2,460.50

Davidson County
DEEDWARR
2 pgs

20231219-0097766

JM-LTB-23-3109A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Sarah Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Montgomery and Sarah Montgomery	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**070 09 4C 001.00**
3109 A Curtis St	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Detroit, MI 48226-1906**	
(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, **CURTIS STREET SPV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW MONTGOMERY AND SARAH 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of ThirtyOneHundredNine Curtis Street II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, ThirtyOneHundredNine Curtis Street II, a Horizontal Property Regime, of record in Instrument No. 20220308-0026031, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Curtis Street SPV, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from HBG Holdings, LLC, of record in Instrument No. 20220505-0052062, in the Register's Office of Davidson County, Tennessee, dated April 29, 2022 and recorded on May 05, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3109 Curtis St, as recorded in Instrument No. 20220215-0017472.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211110-0150057 and Partial Termination of record in Instrument No. 20220308-0026037.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220308-0026031.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No's. 20230811-0062560 and 20230925-0075212.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3109 A Curtis St, Nashville, Tennessee 37218**.

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 15th DAY OF DECEMBER, 2023.

Curtis Street SPV, LLC

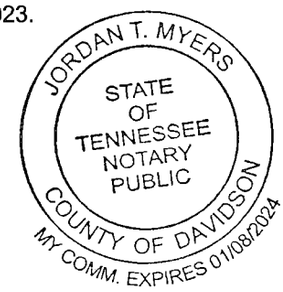
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CURTIS STREET SPV, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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