Karen Johnson Davidson County
Batch# 1102193 DEEDWARR
02/20/2024 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $995.67
20240220-0011117

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $269,100.00

Edwin H. Montgomery III Trustee
Julie Lynn Montgomery, Trustee
Affiant

Subscribed and sworn to before me this 15 day of February, 2024.

Susie J Ingram
Notary Public
My commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Monterey Peninsula Ventures II, LLC P.O. Box 7215 Spreckels, CA 93962	Same	096-16-0-171

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Edwin H. Montgomery, III and Julie Lynn Montgomery, Trustees of Edwin H. Montgomery III and Julie Lynn Montgomery Revocable Trust Agreement dated January 6, 2023,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Monterey Peninsula Ventures II, LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 264-B, Zone Lot Division of Lots 260, 261, 262, 263, 264, 265, and 267. Larchwood Subdivision, Section 3, of record in Plat Book 6250 Page 40, amending Plat Book 5200 Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edwin H. Montgomery, III and Julie Lynn Montgomery, Trustees of the Edwin H. Montgomery III and Julie Lynn Montgomery Revocable Trust Agreement dated January 6, 2023, by Quitclaim Deed from Ed Montgomery, III and wife Julie Lynn Montgomery of record in Instrument No. 20230106-0001424, Register's Office for Davidson County, Tennessee, and dated January 6, 2023.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Larchwood Subdivision of record in Plat Book 6250 Page 40 amending Plat Book 5200 Page 540 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 6076, Page 69, Book 6122 Page 482, and Book 6250 Page 40 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 776 Fitzpatrick Road, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15 day of February, 2024.

Edwin H. Montgomery III and Julie Lynn Montgomery Revocable Trust Agreement dated January 6, 2023

By: Edwin H. Montgomery III Trustee
Edwin H. Montgomery, III, Trustee

By: Julie Lynn Montgomery, Trustee
Julie Lynn Montgomery, Trustee

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Edwin H. Montgomery, III and Julie Lynn Montgomery, with whom I am personally acquainted, and who acknowledged themselves to be the trustees of The Edwin H. Montgomery, III and Julie Lynn Montgomery Revocable Trust Agreement dated January 6, 2023, and as such trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Edwin H. Montgomery, III and Julie Lynn Montgomery Revocable Trust Agreement dated January 6, 2023..

Witness my hand, at office, this 15 day of February, 2024.

Susie J Ingram
Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Certification of Recorded Documents

I, Julia Wyatt, 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 February 15, 2024.

(AFFIANT) – Julia Wyatt

02/15/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of February, 2024.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON