Karen Johnson Davidson County
Batch# 1103537 DEEDWARR
02/22/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240222-0012203

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $425,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21st day of Feb, 2024.

Notary Public

My Commission expires 4 23 / 25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Nyree Stidston-Beech and Carlos Montano
3516 Cumberland Cove Dr
Nashville, TN 37207

SEND TAX BILLS TO:
Nyree Stidston-Beech and Carlos Montano
3516 Cumberland Cove Dr
Nashville, TN 37207

MAP AND PARCEL NUMBER: Tax ID #: 059150A18300CO

WARRANTY DEED

24NT00066

Effective the 21st Day of Feb., 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Charles M. Jenkins, unmarried

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Nyree Claire Stidston-Beech, an unmarried woman, and Carlos Anthony Montano, an unmarried man, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Jenkins, unmarried from Goodall Inc. Builders, a Tennessee corporation, by Warranty Deed dated 05/15/2015 and recorded 05/19/2015 in Instrument No. 20150519-0045941, Register's Office of said County.

This is an improved property commonly known as: 3516 Cumberland Cove Dr, Nashville, TN 37207-4246

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. I do covenant with 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of February, 2024.

Charles M. Jenkins

State of TN }
County of Robertson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Charles M. Jenkins,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2-21-24 (date of document).

Affiant Signature

2-22-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY