BOX 10-A

WARRANTY DEED

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

Karen Johnson
Batch # 1106412
03/01/2024 09:37:41 AM
Fees: $13.00 Taxes: $2,442.00

Davidson County
DEEDWARR
2 pgs

20240301-0014218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 04-23-2025

(AFFIX SEAL)

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

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
Jason Warren Farris and Nicole M. Disbrow	**FirstBank ISAOA/ATIMA C/O Specialized Loan Servicing, LLC**	
(NAME)	(NAME)	
6204A Laramie Ave	P.O. Box 4500	091 05 1F 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Springfield, OH 45501	
(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 6204A LARAMIE AVE. TRUST, DATED APRIL 27,2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON WARREN FARRIS AND NICOLE M. DISBROW, HUSBAND AND WIFE**, 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 A of Homes At 6204 Laramie Avenue, 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 6204 Laramie Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200929-0111822, 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 6204 Laramie Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20200929-0111822, 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 6204 A Laramie Ave. Trust, dated April 27, 2021, by Quitclaim Deed from Kevin Montgomery, Trustee of the 6204 Laramie Ave. Trust, dated May 14, 2020, of record in Instrument No. 20220812-0092016, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 12, 2022.

Being a part of the same property conveyed to Kevin Montgomery, Trustee of the 6204 Laramie Ave. Trust, dated May 14, 2020, by Quitclaim Deed from Wade Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200519-0051954, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 19, 2020.

Being a 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 the same property conveyed to City Limits Construction, LLC, A Tennessee Limited Liability Company, by Warranty Deed from William H. Gann, Unmarried, of record in Instrument No. 20170515-0047897, in the Register's Office of Davidson County, Tennessee, dated May 12, 2017 and recorded on May 15, 2017.

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 6204A Laramie Ave, Nashville, TN 37209
(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 29th day of February, 2024

6204A LARAMIE AVE. TRUST, DATED APRIL 27,2021

BY: _____

KEVIN MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin Montgomery with 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 6204A Laramie Ave. Trust, dated April 27,2021, 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 29th day of February, 2024.

Commission expires:

_____
Notary Public

