Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146578

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,090,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2024.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1111002
03/14/2024 09:57:56 AM
Fees: $13.00 Taxes: $11,433.00
Davidson County
DEEDWARR
2 pgs
20240314-0017651

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Paddock and Reaghan Paddock 1133 Brookmeade Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 131 04 0 228.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Montgomery Classic Construction, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Paddock and Reaghan Paddock, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Duncanwood, as of record in Plat Book 1424, Page 139, said Registers Office.

Said Lot No. 37 front 100 feet on the Southerly side of Brookmeade Drive and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Zachary L. Gilbert and Kaylee M. Gilbert, husband and wife, of record in Instrument No. 20220401-0038259, in the Register's Office of Davidson County, Tennessee, dated March 31, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Zachary L. Gilbert and Kaylee M. Gilbert, husband and wife, by Warranty Deed from Ronald E. Longo and wife, Patricia D. Longo, of record in Instrument No. 20210406-0044780, in the Register's Office of Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 1424, Page(s) 139.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230927-0075766.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1133 Brookmeade Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2024.

Montgomery Classic Construction, LLC.

By: _____
Pat Pickens, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Pat Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of March, 2024.

_____
Notary Public

