Karen Johnson Davidson County
Batch# 1121015 DEEDWARR
04/09/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20240409-0025209

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Karen Free
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2024.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

JM-P-24-112X

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)
Joshua Montgomery and Emily Montgomery	**Rocket Mortgage, LLC**	
(NAME) **112 McMurray Cir**	(NAME) **1050 Woodward Ave.**	**147-16-0A-012.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **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, **TERRY LYNN THOMAS AND KIMBERLY M. THOMAS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA MONTGOMERY AND EMILY 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:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of McMurray Court, a de Minimus Planned unit Development, of record in Plat Book 6250, Page 230, as amended in Book 6606, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Terry Lynn Thomas and Kimberly M. Thomas, husband and wife, as joint tenants by Warranty Deed from Dieter R. Instinski and Bettie S. Wilson, husband and wife of record in Instrument No. 20180803-0076444 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 03, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6446, Page 539, as amended in Book 6481, Page 849, Book 7325, Page 261, Book 7338, Page 23, Book 8631, Page 850, Book 11013, Page 61 and Instrument No. 20071001-0116683, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument No. 20071001-0116682, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6468, Page 196, as amended in Book 7529, Page 439, in the Register's Office for Davidson County, Tennessee.
- Conveyance of all common area to HOA of record in Book 6481, Page 851, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6450, Page 955, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 McMurray Cir, Nashville, Tennessee 37211**.

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 5th DAY OF APRIL, 2024.

Terry Lynn Thomas

Kimberly M. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY LYNN THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY M. THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/5/24 (date of document).

Jennifer Russell
Affiant Signature

4/10/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of April 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

