Karen Johnson Davidson County
Batch # 1122546 DEEDWARR
04/12/2024 02:49:51 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20240412-0026267

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-108

Prepared By ~~& Return To:~~ City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-24-1052	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00 Elizabeth-Lee Gertonson Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2024 Notary Public Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew S. Gertonson and Elizabeth-Lee Gertonson 108 Montcastle Court Nashville, TN 37221	Churchill Mortgage Corp 1749 Mallory Lane #100 Brentwood, TN 37027	155-02-0A-039-00

WARRANTY DEED

FOR AND IN 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/WE,

Equitable Holdings TN LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew S. Gertonson and Elizabeth-Lee Gertonson, a married couple

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 Lot No. 39 on the Plan of Montcastle Estates, of record in Book 6900, pages 326 and 327, Register's Office for said County.

Said Lot No. 39 fronts 80.00 feet on the northwesterly margin of Montcastle Court and extends back 123.36 feet on the northeasterly line and 151.79 feet on the southwesterly line to a dead line in the rear, measuring 116.49 feet thereon.

BEING the same property conveyed by Warranty Deed from Robert M. McDonald and Bethany L. McDonald, husband and wife to Virlean Mack, unmarried, and Marquisha Thomas, married, as Tenants in Common with the Right of Survivorship, recorded June

This is improved property known as: 108 Montcastle Court, Nashville, TN 37221

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 so 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.

Dated this the 11th day of April, 2024.

Equitable Holdings TN LLC, a Tennessee Limited Liability Company

By: _____
Scott Hull, Authorized Signer

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Scott Hull, Authorized Signer of Equitable Holdings TN LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Equitable Holdings TN LLC, the within named bargainor, a Limited Liability Company, and that such Scott Hull, Authorized Signer of Equitable Holdings TN LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Mt. Juliet, this 11th day of April, 2024.

_____
Notary Signature

Printed Name: Marisa Bergeron

My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY