BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1122717
04/15/2024 10:12:34 AM
Fees: $13.00 Taxes: $2,564.47

Davidson County
DEEDWARR
2 pgs

20240415-0026554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $693,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
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
Robert Hager and Laura Hager	**Robert Hager and Laura Hager**	
(NAME)	(NAME)	
517A Southern Turf Dr.	945 W. First Ave.	105 16 0Q 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Grandview Heights, OH 43212	
(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 517 A SOUTHERN TURF DR. TRUST UAD APRIL 27,2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT HAGER AND LAURA HAGER,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 517 Southern Turf, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument Number 20200421-0041484, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kevin Montgomery, Trustee of The 517 A Southern Turf Dr. Trust U/A/D April 27, 2021, by Quitclaim Deed from City Limits Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220810-0091005, in the Register's Office of Davidson County, Tennessee, dated August 10, 2022, and recorded on August 10, 2022.

Being a part of the same property conveyed to City Limits Construction, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Wade Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200421-0041482, in the Register's Office of Davidson County, Tennessee, dated April 20, 2020 and recorded on April 21, 2020.

Being a part of the same property conveyed to Wade Properties, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from William Kenneth Wade and Kimberly Carol Wade, of record in Instrument No. 20141027-0098696, in the Register's Office of Davidson County, Tennessee, dated October 24, 2014, and recorded on October 27, 2014.

Being the same property conveyed to Kenneth Wade and wife, Kimberly C. Wade, by Warranty Deed from Wesley A. Bowling, unmarried, of record in Instrument No. 20031020-0154568, in the Register's Office of Davidson County, Tennessee, dated October 14, 2003, and recorded on October 20, 2003.

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 517A Southern Turf Dr., Nashville, TN 37211
(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 12th day of April, 2024

517 A SOUTHERN TURF DR. TRUST U/A/D APRIL 27, 2021

BY: _____

KEVIN MONTGOMERY, TRUSTEE

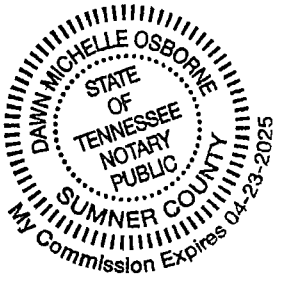
STATE OF TENNESSEE

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 517 A Southern Turf Dr. Trust UAD 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 12th day of April, 2024.

Commission expires:



Notary Public

MO2024-469