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

CRT File No. 240547747

Karen Johnson Davidson County
Batch # 1138626 **DEEDWARR**
05/23/2024 11:44:58 AM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20240523-0038475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $799,900.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2024.

Notary Public
My Commission Expires:

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

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristen Drewry Wylder 929 Montrose Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 01 2I 001.00

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, **Rick, Fisher, appointed Trustee of The 929 Montrose Trust, dated February 11, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Drewry Wylder, unmarried**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 929 of Homes at 929 Montrose Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 929 Montrose Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190329-0028840, as amended in Instrument No. 20211222-0169235, 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 a part of the same property conveyed to Todd Gelfand, Trustee of The 929 Montrose Trust dated February 11, 2019, by Warranty Deed from Michael Burgin, Married, of record in Instrument No. 20190220-0015515, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019. Todd Gelfand having since appointed Rick Fisher as an authorized Trustee pursuant to that certain Trustee Directive dated May 20, 2024, as authorized in the initial Trust referenced herein.

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. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PLACE, as recorded in Plat Book 57, Page 93.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190329-0028840, as amended in Instrument No. 20211222-0169235.

This is improved property located at: 929 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 Grantee, 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 21st day of May, 2024.

THE 929 MONTROSE TRUST

Rick Fisher, Appointed Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Fisher, with whom I am personally acquainted, and who acknowledged that he is the appointed Trustee of The 929 Montrose Trust referenced herein and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2024.

Notary Public

My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025