Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1077

Karen Johnson Davidson County
Batch # 1140941 DEEDWARR
05/30/2024 12:54:13 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20240530-0040156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Goscombe, Trustee of Montague River Home Trust dated February 18th, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Sanderson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Montague Subdivision of record in Plat Book 421, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Goscombe, Trustee of Montague River Home Trust by Warranty Deed from Rise Simone Ritzman, Trustee of the Ritzman Revocable Living Trust dated February 02, 2018 of record in Instrument No. 20210225-0023620 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 25, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 1201 Fernbank Drive, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Joseph Sanderson **61 Orange Street** **St Augustine, Fl 32084**	**NEW Owner**	**052-09-0-137.00**

WITNESS THE EXECUTION HEREOF this 28th day of May, 2024.

Montague River Home Trust dated February 18th, 2021

Trustee

Daniel Goscombe, Trustee

State of Tennessee)
County of Davidson)

On this 28th day of May, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Daniel Goscombe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the maker, Montague River Home Trust dated February 18th, 2021, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Montague River Home Trust dated February 18th, 2021.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 375,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of May, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON