WARRANTY DEED

Karen Johnson
Batch # 1146060
06/11/2024 02:17:15 PM
Fees: $13.00 Taxes: $2,375.40

Davidson County
DEEDWARR
2 pgs

20240611-0043756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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
Christine Moore Smith	New Owner	
(NAME)	(NAME)	
524B Eastboro Drive.		091 13 2H 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 524 B EASTBORO DR. TRUST, DATED APRIL 27, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE MOORE SMITH,** 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. B of HOMES AT 524 EASTBORO, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 524 EASTBORO, a Horizontal Property Regime, of record in Instrument Number 20190514-0045250 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 Kevin Montgomery, Trustee of the 524 B Eastboro Dr. Trust, dated April 27, 2021, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20200522-0053640, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 22, 2020. Also see Scrivener's Affidavit recorded in Instrument No. 20200710-0075710 and Instrument No. 20220812-0092015, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Kenneth Wade, by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20200519-0051957, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 19, 2020. Also see Scrivener's Affidavit of Correction recorded in Instrument No. 20200709-0074718, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Robin Foster, Unmarried, of record in Instrument No. 20190429-0038990, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

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 524B Eastboro Drive., Nashville, TN 37209
(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 7th day of June, 2024

524 B EASTBORO DR. TRUST, DATED 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 524 B Eastboro Dr. Trust, dated 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 7th day of June, 2024.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public

MO2024-680