This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22808-MC

Karen Johnson Davidson County
Batch# 1155456 DEEDWARR
07/08/2024 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20240708-0051028

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2024.

Notary Public
My Commission Expires: 11-3-2025

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Lorraine Green and Houston Kirkpatrick Montgomery 1852 Belle Arbor Drive Nashville, TN 37207	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Drive Suite 6 White House, TN 37188	050 02 0A 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Michaels LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michelle Lorraine Green, an unmarried woman, and Houston Kirkpatrick Montgomery, an unmarried man, as tenants in common**, hereinafter called the Grantee(s), his/her/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. 49 on the plan of BELLE ARBOR PUD PHASE 2 (formerly known as VICTORY VILLAGE PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Michaels LLC, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, in Instrument No. 20231116-0089386, in the Register's Office for Davidson County, Tennessee, dated November 3, 2023, and recorded on November 16, 2023. Further being the same property conveyed to Cynthia Howard, a married woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20170622-0062887, in the Register's Office for Davidson County, Tennessee, dated June 21, 2017, and record on June 22, 2017.

This is ☒ improved or ☐ unimproved property located at: **1852 Belle Arbor Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 2nd day of July, 2024

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GRANTOR:

The Michaels LLC, a Tennessee Limited Liability Company

By: _____
Hisham Michael, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hisham Michael, Member** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Member of The Michaels LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of July, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202407080051028

True Copy Certification

I, **Tammy Carney,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 2 day of July, 2024.

Tammy Carney
Affiant Signature
Date 7/2/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027