THIS INSTUMENT WAS PREPARED BY:
EZ Title & Escrow
5312 Ringgold Rd
Suite 202
East Ridge, TN 37412

Karen Johnson Davidson County
Batch# 1162906 DEEDWARR
07/26/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $44.40
20240726-0056774

Name and Address of New Owner & Send Tax Bills To:	Map & Parcel No(s):
Any Loo Investment Group, LLC 9351 Pruitt Road Christiana, TN 37037	Property 1: 084-11-0-002.00

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater for this transfer is $ 12,000.00

Marcella Kaye
Affiant (Buyer or Agent)

Subscribed and sworn to before me, this 12th day of July, 2024

Notary Public (Key Title Notary)
My commission expires:

MEGAN HUGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 28, 2028
COUNTY OF HAMILTON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Montgomery, and wife Lisa Montgomery**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Any Loo Investment Group, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 67 on the Map of Maplecrest Subdivision, as of Record Book 1835, Page(S) 27 and 28, as amended in Book 2143, Page 41, Register's Office for Davidson County, Tennessee.

Said lot no. 67 fronts 55 feet on the northeasterly side of Weona Drive and runs back between lines 301 feet on the southeasterly line to a dead line in the rear on which measures 92 feet.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 27 and 28 and amended in Book 2143, Page 41, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 1874, Page 452, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Easement of record in Book 4931, Page 246, which voids easement recorded in Book 4883, Page 962, in the Register's Office for Davidson County, Tennessee.

Subject to Subject to any rents and/or leases or rights of tenants in possession.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Billie C. Montgomery by Warranty Deed from Weona, LLC, a Tennessee limited liability company of record in Instrument No. 20131121-0120194 Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on November 21, 2013.

Being the same property conveyed to Bill Montgomery and Lisa N. Montgomery, husband and wife by Warranty Deed from Bill Montgomery who acquired title as William Bridges Montgomery of record in Instrument No. 20180724-0072205 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 24, 2018 and Affidavit of Notice to Inheritance of recorded on

September 15, 2014, in Instrument No. 20140915-0084233.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address:
2216 Weona Drive
Nashville, TN 37214
Maplecrest Subdivision, Lot # 67
Davidson County, TN
Tax Map Parcel #084-11-0-002.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of July, 2024.

William Montgomery (SEAL)

Lisa Montgomery (SEAL)

STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ Davidson
LS 7/12/24

On this 12th day of July, 2024, before me personally appeared William Montgomery and Lisa Montgomery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed, and who provided a driver license as identification.

Witness my hand, at office, this 12th day of July, 2024.

Notary Signature Laura Scherr
My commission expires: 6/30/2026

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

Tennessee Certification of Electronic Document

I, Margaret E. Fuery, 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 7/12/24 (date of document).

Marcella Rogers
Affiant Signature

7/26/24
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 26th day of July, 2024.

Megan Huggins
Notary's Signature

MY COMMISSION EXPIRES: 3/28/24



NOTARY'S SEAL