QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1174628 DEEDQC
08/26/2024 04:26:42 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20240826-0065604

Reserved for Register of Deeds

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $280,000.00.

Affiant *(Cannot be a Grantor)*

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2024.

Notary Public

My Commission Expires: 04/26/2026.

TIMOTHY McDONALD NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
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Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Information:**
Sean LePard and Sarah Brunotts 1868 Bakers Grove Road Hermitage, Tennessee 37076	Sean LePard and Sarah Brunotts 1868 Bakers Grove Road Hermitage, Tennessee 37076	123-00-0/093.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of Two Hundred Eighty Thousand Dollars and No Cents ($280,000.00) paid by the hereinafter named Grantees and for other good and valuable consideration, the receipt all of which is hereby acknowledged, KARL RAY MONTGOMERY and LORI ANN MONTGOMERY, Husband and Wife, hereinafter called the Grantors, do hereby grant, transfer, remise, release, and forever quitclaim and convey unto SEAN STEVEN LEPARD and SARAH LYNN BRUNOTTS, Husband and Wife, and LORI ANN MONTGOMERY, hereinafter called the Grantees, their successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 100 on the plan of Barrows' Addition to Edgefield, Chancery Court at Nashville, and part of Lot No. 54 on the Plan of Payne's Addition to Nashville as of record in Book 21, Page 70, Register's Office for said county and part of Payne Street, Closed and being more particularly described as follows:

Beginning at iron pin in the northerly margin of Bakers Grove Road, this being the most southeasterly corner of a tract of land owned by H.W. McMenaway; thence along the north margin of Bakers Grove Road N 84 degrees 32' 44" W 189.55 feet to a concrete monument, the beginning of a curve as follows: A-10 degrees 29' 00"; R-540.25'; T-94.56'; L-98.70'; C-98.70; thence continuing with the curve to a second concrete monument; thence with said margin N 77 degrees 07' 19" W 226.25 feet to an iron

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pin, leaving said margin with the line of Michael and Denise Ray and H.W. McMenaway N 13 degrees 44' 41" E – 556.21 feet to an iron pin; thence S 76 degrees 18' 34" E -427.90 feet to a point, on an ingress and egress easement line; thence S 04 degrees 28' 20" W – 522.77' on a new line with H.W McMenaway to the point of beginning. This tract of land contains 5.89 acres, more or less.

Being the same property conveyed to KARL R. MONTGOMERY and LORI A. MONTGOMERY, Husband and Wife, from MARY WALKER BARNES, unmarried, by Quitclaim Deed signed and recorded March 23rd, 2015, with Instrument Number 20150323-0024666, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee. *The said KARL R. MONTGOMERY and KARL RAY MONTGOMERY being one in the same person; The said LORI A. MONTGOMERY and LORI ANN MONTGOMERY being one in the same person.*

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 1868 Bakers Grove Road, Hermitage, Tennessee 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Grantors make no warranties as to the state of the title to the property, but acquits any claim that Grantors have to said property and for that purpose, make this conveyance to Grantee.

IN WITNESS WHEREOF, we set our hand on this the 2 day of July, 2024.

Karl Ray Montgomery

Grantor – KARL RAY MONTGOMERY

Lori Ann Montgomery

Grantor – LORI ANN MONTGOMERY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Timothy McDonald, Notary Public in and for said county and state, the within named KARL RAY MONTGOMERY and LORI ANN MONTGOMERY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this the 2 day of July, 2024.

Notary Public

My Commission Expires: 04/26/2026

TIMOTHY McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affix Notary Seal