This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $960,000.00.

Affiant

Subscribed and sworn before me this the 25th day of November, 2024.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1212641 DEEDWARR
12/04/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20241204-0094275

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Evergrow Farm, Inc. 709 Sills Ct Nashville, TN 37220	New Owner	172-00-0-152.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUSAN B. MONTGOMERY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EVERGROW FARM, INC., A TENNESSEE NONPROFIT CORPORATION, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Tract One:
Land in Davidson County, Tennessee, being Tract #33 on the Plan of Holt Hills, Section 3, as of record in Book 5200, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said tract.

Tract Two:
Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Holt Hills, Section 3, as of record in Book 5200, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said tract.

Being the same property conveyed to Nathan E. Montgomery and Susan B. Montgomery, husband and wife, by Warranty Deed dated 07/19/2018, from Donald G. Mangrum and Barbara J. Mangrum, of record in Instrument No. 20180724-0071982, Register's Office for Davidson County, Tennessee.

The said Nathan E. Montgomery having died 03/07/2021, vesting the property solely in Susan B. Montgomery as the surviving tenant by the entirety

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 244 Holt Hills Road, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of November, 2024.

Susan B. Montgomery by Natalie M. Spradlin

Susan B. Montgomery by Natalie M Spradlin,
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Williamson

On this the 25th day of November, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared Natalie M Spradlin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan B. Montgomery, by General Durable Power of Attorney dated September 23rd, 2021, and who acknowledged that he executed the same as the free act and deed of Susan B. Montgomery.

Witness my hand and official seal this 25th day of November, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/25/2024.

Affiant Signature

12/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of December, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY