Name and Address of New Owner:
Marshall Bolton
3222 Lagrange Drive
Nashville, TN 37218

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1213505 DEEDWARR
12/09/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20241209-0095471

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 080-08-0-174

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, **Montgomery Legacy Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marshall Bolton,*** "the Grantee," the following described real estate in Davidson County, Tennessee: *a single man

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Section Three Bordeaux Hills of record in Plat Book 3600, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Montgomery Legacy Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated May 16, 2024 from Belly Kayenda Moke, unmarried, recorded May 17, 2024 in Instrument No. 20240517-0036705 in the Register's Office.

Being the same property conveyed to Belly K. Moke, and wife, Dou Dou Mokuba by Warranty Deed from Roger C. Jones and Saundra M. Duncan, husband, Redric N. Ducan and Princella Lynch Ridley of record in Instrument No. 20060914-0114183 Register's Office for Davidson County, Tennessee, dated September 11, 2006. Final Decree of Divorce record between Dou Dou Mokuba and Belly Kayenda Moke recorded at Instrument No. 20210908-0120552 vest the property solely in Belly Kayenda Moke.

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 4th day of December, 2024.

Montgomery Legacy Investments LLC

By: Andrew Montgomery (SEAL)
Andrew Montgomery, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Andrew Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Montgomery Legacy Investments LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Montgomery Legacy Investments LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Hanover, VA, this 4th day of December, 2024.

Notary Signature

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Printed Name: Andrew Ray Yon

My commission expires: 08/31/2026

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Virginia)
)
COUNTY OF DAVIDSON ~~XXXXXXXXXX~~ Hanover)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Montgomery
(Affiant)

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

Notary Public
My commission expires: 08/31/2026
File No. 2024-7472-RS

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Doc ID: 9c04855b5fba9f52c217e94b242a1622608128cc

202412090095471

Certificate of Authenticity

I, Joshua A. Terry, 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 12/4/2024.

Affiant Signature – Joshua A. Terry

12/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/9/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27