WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213519 DEEDWARR
12/09/2024 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20241209-0095495

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Sondra Mourgey
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph Vandiver	SAME AS NEW OWNER	128 10 0 091.00
(NAME)	(NAME)	
627 Hicks Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, we, **Michael Montanari and Rebecca A. Montanari, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Vandiver**,
hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of STACY SQUARE, SECTION 3 of record in Plat Book 4175, Page 154, 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 Michael Montanari and Rebecca A. Montanari, husband and wife, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Norman F. Marsden, of record in Instrument No. 20181029-0106834, in the Register's Office of Davidson County, Tennessee, dated October 26, 2018, and recorded on October 29, 2018.

Being the same property conveyed to Norman F. Marsden, an unmarried man, by Quitclaim Deed from Iolanda M. Marsden, of record in Instrument No. 20150120-0005205, in the Register's Office of Davidson County, Tennessee, dated January 15, 2015, and recorded on January 20, 2015. The said Norman F. Marsden died on November 06, 2017, testate. See Probate Case No. 18P-1191, Davidson County Probate Court.

Being the same property conveyed to Norman F. Marsden, an unmarried man and Iolanda M. Marsden, as joint tenants with right of survivorship by Quitclaim Deed from Norman F. Marsden, an unmarried man, of record in Instrument No. 20121206-0112245 in the Register's Office of Davidson County, Tennessee, dated November 29, 2012, and recorded on December 06, 2012.

Being the same property conveyed to Norman F. Marsden, an unmarried man, by Quitclaim Deed from Francis M. Brock, an unmarried woman of record in Book 11403, Page 865, in the Register's Office of Davidson County, Tennessee, dated March 22, 1999, and recorded on March 29, 1999.

Being the same property conveyed to Francis M. Brock and Norman F. Marsden, joint tenants with right of survivorship, by Warranty Deed from Marvina Allen-Taylor, of record in Book 10080, Page 512, in the Register's Office of Davidson County, Tennessee, dated June 07, 1996, and recorded on June 10, 1996.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 627 Hicks Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 6th day of December, 2024.

Michael Montanari

Rebecca A. Montanari by Michael Montanari, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

On this 6th day of December, 20 24, before me personally appeared Michael Montanari 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Montanari with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Rebecca A. Montanari for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Rebecca A. Montanari, and is authorized by Rebecca A. Montanari to execute this instrument on his/her behalf.

Witness my hand, at office, this 6th day of December, 20 24

Notary Public
My commission expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Sondra Mowgey, 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 12/06/2024.

Date

Affiant Signature

12/06/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of December, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY