Warranty Deed

Karen Johnson Davidson County
Batch# 1216539 DEEDWARR
12/16/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20241216-0097317

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38371

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this the 13 day of December, 2024.

Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
625 Belgium Trust	City National Bank	075-12-0-013.00
P.O. Box 340020	350 S. Grand Ave. Flr. 5	
Nashville, TN 37203	Los Angeles CA 90071	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW R. MOUNTS AND RACHEL MOUNTS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **625 BELGIUM TRUST DATED DECEMBER 5, 2024**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 Andrew R Mounts and Rachel Mounts, husband and wife by Warranty Deed from Benjamin C. Wilson and Whitney Wilson Trustees of The Benjamin Wilson Revocable Living Trust Under the Provisions of a Trust Agreement Dated April 3, 2017 of record in Instrument No. 20201016-0120795 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on October 16, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 625 Belgium Drive, Nashville, TN 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of December, 2024.

Andrew R. Mounts

Rachel Mounts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew R. Mounts and Rachel Mounts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2024.

Sarah Hazlewood
Notary Public

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/13/24 (date of document).

Affiant Signature

12/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

