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 Sumner

Actual consideration or value, whichever is greater is $266,000.00.

Affiant

Subscribed and sworn before me this the 20th day of December, 2024.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 1220081 DEEDWARR
12/26/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20241226-0099925

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Isaac Montes	Movement Mtg	150-05-0-323.00
2904 Owendale Dr.	PO Box 29411	
Antioch, TN 37013	Phoenix, AZ 85038	

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, **Tiffany Johnston Floyd, Tricia Johnston Kellogg and Christopher David Johnston**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ISAAC SIERRA MONTES, A MARRIED MAN** 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, being Lot No. 68 on the Plan of Forest View Park, Section Four, Phase One, of record in Plat Book 5800, Page 289, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Tiffany Johnston Floyd, Tricia Johnston Kellogg and Christopher David Johnston, by Executor's Quitclaim Deed from Tiffany Johnston Floyd, as Executor of the Estate of Patricia C. Johnston, Davidson County Probate Court Case No. 24P618, said Quitclaim Deed being dated 10/26/2024 and recorded 11/20/2024 in Instrument No. 20241120-0090357, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Patricia C. Johnston by Quitclaim Deed from David W. Johnston, dated 11/11/1993 and recorded 11/12/1993 in Book 9149, Page 199; and the same property previously conveyed to David W. Johnston and Patricia C. Johnston by Warranty Deed from Fox Ridge Company, a Limited Partnership, dated 11/25/1985 and recorded 12/10/1985 in Book 6731, Page 22, Register's Office for Davidson County, Tennessee.

The said Patricia C. Johnston (aka Patricia Crouch Johnston) died intestate on February 16, 2024. According to Order Granting Petition to Open Intestate Estate and Appoint Administrator filed 04/05/2024 in Docket No. 24P618 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Tiffany Johnston Floyd was appointed as Administrator.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2904 Owendale Dr., Antioch, TN 37013.

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 20th day of December, 2024.

Tiffany Johnston Floyd

Tricia Johnston Kellogg

Christopher David Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Estate of Patricia C. Johnston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2024.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 12/20/24 (date of document).

Affiant Signature

12/20/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of December, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL