Karen Johnson Davidson County
Batch# 1225478 DEEDWARR
01/13/2025 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.13
20250113-0002158

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 ($334,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MARK E. MONTGOMERY AND MARY MONTGOMERY (NAME)	**NEW OWNER** (NAME)	**087 01 0A 033.00**
4348 CHESNEY GLEN DRIVE NASHVILLE, TN 37076 (ADDRESS)	**4348 CHESNEY GLEN DRIVE HERMITAGE, TN 37076** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 8th day of January, 2025, the undersigned, **DAVID IRWIN, TRUSTEE OF THE DAVID IRWIN REVOKABLE TRUST DATED JULY 17, 2015**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARK E. MONTGOMERY AND MARY MONTGOMERY, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4348 CHESNEY GLEN DRIVE, NASHVILLE, TN 37076** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of SECTION 1B, CHESNEY GLEN, of record in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Irwin Revokable Trust dated July 17, 2015, by Warranty Deed from Diana L. Gerling, Married, f/n/a Diana L. Walker, of record in Instrument No. 20161014-0108942, in the Register's Office of Davidson County, Tennessee, dated October 06, 2016, and recorded on October 14, 2016.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of January, 2025.

GRANTOR: DAVID IRWIN REVOKABLE TRUST DATED JULY 17, 2015
BY: DAVID IRWIN
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DAVID IRWIN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **DAVID IRWIN REVOKABLE TRUST DATED JULY 17, 2015** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 8th day of January, 2025.

SEE ATTACHED CERTIFICATE
Notary Public

My Commission Expires

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE

On JANUARY 8TH, 2025 before me, CHARLENE ARAUJO JONES, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared DAVID IRWIN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ENC1 CHARLENE ARAUJO JONES COMM. # 2456681 NOTARY PUBLIC • CALIFORNIA RIVERSIDE COUNTY My Comm. Expires August 1, 2027 ENC1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Charlene Jones
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: JANUARY 8TH, 2025 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 8th, 2025

Affiant Signature

01/08/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8th day of January, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY