Karen Johnson Davidson County
Batch # 1226146 DEEDQC
01/14/2025 08:14:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250114-0002722

THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

TAX MAP NO. 053 12 0

PARCEL NO. 159.00

ADDRESS NEW OWNER: DEWAYNE D. MONTGOMERY and
DARLINE MONTGOMERY
551 FOREST DRIVE
CROSSVILLE, TN 38555

SEND TAX BILL TO: NEW OWNER

PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

DEED

For the consideration of ONE DOLLAR ($1.00) cash in hand paid, I, DEWAYNE D. MONTGOMERY, do hereby sell, transfer, quitclaim, and convey all rights, title, and interests to DEWAYNE D. MONTGOMERY and wife DARLINE MONTGOMERY, as tenants by the entirety, and their heirs and successors, of a certain parcel of real estate situated in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 8 on the plan of Ramsey-Elizer Subdivision, as of record in Book 2083, Page 5, Register's Office for said County.
>
> Said Lot No. 8 fronts 74.5 feet on the northeasterly side of Payne Avenue and runs back between parallel lines 150 feet to a dead line.
>
> DEED REFERENCE: Being the same property conveyed to Dewayne D. Montgomery, by deed from Dewayne D. Montgomery, acting as the Executor of the Estate of Bonnie Walker, dated December 19, 2024, and of record in Instrument Number 20241227-0100224, Register's Office for Davidson County, Tennessee.

This improved property is more commonly known as 3005 Dabbs Avenue, Old Hickory, Davidson County, Tennessee.

WITNESS MY HAND on this 9th day of January, 2025.

DEWAYNE D. MONTGOMERY,
GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, DEWAYNE D. MONTGOMERY, with whom I am personally acquainted or who provide his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing *Deed* for the purposes contained therein.

WITNESS my hand and official seal, on this the 9th day of January, 2025.

Notary Public

ANGELLA L. HUONG
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 9/28/2026

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $-0.00- (Zero Dollars and 00 Cents). This transfer is hereby being made by and between spouses.

AFFIANT

Sworn to and subscribed before me on this 9th day of January, 2025

Notary Public

My commission expires: 6/28/26

JAMES R. STALLINGS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY