THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16793-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470,000.00. Dawn Martin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2025. Notary Public MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Dolan	Same As New Owner	
306 Boxmere Pl		131-06-0E-306.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alexander Montague and Caroline Montague, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James C. Dolan, a single man**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 306, as shown on the plan of Burton Hills-Village of Boxmere, Phase I, a Condominium, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 6666, Page 749 and amended in Book 6908, Page 738, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Alexander Montague and Caroline Montague, husband and wife by Warranty Deed from Lydia E. Wroblewski and Matthew J. Bettinson, wife and husband of record in Instrument No. 20210831-0117279 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 31, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **306 Boxmere Pl, Nashville, TN 37215**

Karen Johnson Davidson County
Batch # 1242793 DEEDWARR
03/04/2025 10:22:42 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20250304-0016064

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.

Witness our hands this the 26th day of February, 2025.

Alexander Montague

Caroline Montague

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexander Montague,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2025.

My Commission expires: November 20, 2027 Maria Papavasilis
Notary Public

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2027
#39027

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caroline Montague,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2025.

My Commission expires: November 20, 2027 Maria Papavasilis
Notary Public

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2027
#39027