WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306360 DEEDWARR
08/06/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20250806-0062390

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Parsons	**New Owner**	
(NAME) 6204B Laramie Ave	**Property** (NAME)	091 05 1F 002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **KEVIN MONTGOMERY, TRUSTEE OF THE 6204 B LARAMIE AVE. TRUST, DATED APRIL 27, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMA PARSONS, A SINGLE WOMAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 6204 LARAMIE AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 6204 LARAMIE AVENUE, a Horizontal Property Regime, of record in Instrument No. 20200929-0111822, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being of the same property conveyed to Kevin Montgomery, Trustee of the 6204 B Laramie Ave. Trust, dated April 27, 2021, by Quitclaim Deed from Kevin Montgomery, Trustee of the 6204 Laramie Ave. Trust, dated May 14, 2020, of record in Instrument No. 20220812-0092017, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 12, 2022.

Being a part of the same property conveyed to Kevin Montgomery, Trustee of the 6204 Laramie Ave, Trust, dated May 14, 2020, by Quitclaim Deed from Wade Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200519-0051954, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020 and recorded on May 19, 2020.

Being a part of the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20180511- 0045228, in the Register's Office of Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

Being a part of the same property conveyed to City Limits Construction, LLC, A Tennessee Limited Liability Company, by Warranty Deed from William H. Gann, unmarried, of record in Instrument No. 20170515-0047897, in the Register's Office of Davidson County, Tennessee, dated May 12, 2017 and recorded on May 15, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6204B Laramie Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31 day of July, 2025

THE 6204 B LARAMIE AVE.TRUST, DATED APRIL 27, 2021

BY: _____
KEVIN MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Montgomery with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Trustee of The 6204 B Laramie Ave. Trust, dated April 27, 2021 the within-named bargainor, and that they, as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by himself as Trustee.

Witness my hand and official seal this 31st day of July, 2025.

Commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

M. R. Schodroski
Notary Public

Certificate of Authenticity

I, Emily Manno, 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 **7/31/25**.

Date

Emily Manno

Affiant Signature

7/31/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026