QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Keith A. Turner, Attorney
315 Deaderick Street, Suite 1550
Nashville, TN 37238
(615) 234-3947

Karen Johnson
Batch # 1318177
09/04/2025 12 28 07 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250904-0070770

This space for Recorder use only

Owner: Timothy A. Montgomery and Cheri A. Montgomery, a married couple
691 Candlestick Drive
Nashville, TN 37211

Tax Map & Parcel #: 148-09-0-076.00

Send Tax Notice to: Timothy A. Montgomery and Cheri A. Montgomery
691 Candlestick Drive
Nashville, TN 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-Affidavit of Value: The actual consideration for this transfer is $0.00

Timothy A. Montgomery

Subscribed and sworn to before me, on this the 3RD day of September, 2025.

NOTARY PUBLIC
My commission expires: July 6, 2026

KEITH A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 6, 2026

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, TIMOTHY A. MONTGOMERY, as GRANTOR herein, by these presents do hereby quitclaim and convey unto TIMOTHY A. MONTGOMERY AND CHERI A. MONTGOMERY, a married couple, as tenants by the entireties, the GRANTEES herein, their heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of real estate situated in the 5th Civil District of Davidson County, Tennessee, and described as follows:

Legal Description

LAND in the 5th Civil District of Davidson County, Tennessee, Being Lot No. 13 on the unrecorded Plan of H. E. Bernal's "Haywood Heights" subdivision, and described according to a survey made by George W. Watkins, Surveyor, in April 1950, as follows:
Beginning at a point in the center of Haywood Lane, at the corner of Lots Nos. 12 and 13; thence with the line between said lots, south 0 deg. 53 min. east 1083.1 feet to a point; thence north 89 deg. west 147 feet to a point; thence north 2 deg. west 1051.2 feet to the center of Haywood Lane; thence with the center of said lane, easterly 150 feet to the point of beginning, containing 3.62 acres.

The real property herein described is commonly known as: 315 Haywood Lane, Nashville, TN 37211

BEING the same property conveyed to Loudelia A. Montgomery by Affidavit of Heirship, of record in Instrument Number 20160114-0003981, Office of the Register of Deeds for Davidson County, Tennessee.

BEING the same property conveyed to Timothy A. Montgomery by Affidavit of Heirship of record in Instrument Number 20250724-0058702, Office of the Register of Deeds for Davidson County, Tennessee, to which reference is hereby made.

~~TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto said grantees, their heirs and assigns, forever.~~ KAT

Timothy A. Montgomery
Timothy A. Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Timothy A. Montgomery, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County on this the 3RD day of September, 2025.

NOTARY PUBLIC
My commission expires: July 6, 2026

KEITH A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 6, 2026