Karen Johnson Davidson County
Batch# 1326804 DEEDWARR
09/25/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20250925-0076570

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,000,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/22/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 07/30/2029

SARAH LANGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 3318-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Benjamin James Montague and Lianne Katherine Montague	NEW OWNER	104-16-0-084.00
1918 Ashwood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hampton Investment Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin James Montague and Lianne Katherine Montague, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 the east part of Lot No. 127 on the Map of the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 127 fronts 50.2 feet on the north side of Ashwood Avenue and runs back between lines 175 feet, more or less, to an alley on which it measures 52.4 feet.

Being the same property conveyed to Breckenridge Investments TN LLC, a Tennessee Limited Liability Company by Warranty Deed from Mitchell Lynn Roberts and Pamela R. Roberts, husband and wife of record in Instrument No. 20210409-0047720 Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 09, 2021.

Being a portion of the same property conveyed to Hampton Investment Properties LLC, a Tennessee limited liability company by Quitclaim Deed from Breckenridge Investments TN, LLC, a Tennessee limited liability company of record in Instrument No. 20241008-0078081 Register's Office for Davidson County, Tennessee, dated October 07, 2024 and recorded on October 08, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1918 Ashwood Avenue Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 22, 2025.

Hampton Investment Properties, LLC, a Tennessee Limited Liability Company

By: _____
Whitson Lowe, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Whitson Lowe, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Hampton Investment Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this September 22, 2025.

_____
Notary Public

My Commission Expires: 07/30/2029

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 3318-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 22. 2025.

Affiant Signature

25th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028