RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $720,000.00.

Affiant

Subscribed and sworn before me this the 17th day of November, 2025.

Notary Public
My commission expires

BOX 10-A

Karen Johnson Davidson County
Batch # 1347516 DEEDWARR
11/18/2025 10:33:02 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20251118-0091689

JOHN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires 10/4/27

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rodrick Alan Montgomery Sheila Renee Montgomery 621 Henry Lane Nashville, TN 37211	New Owner	172-10-0E 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. MICHAEL CRAIG AND GINA A. CRAIG TRUSTEES OF THE W. MICHAEL CRAIG AND GINA A. CRAIG TRUST DATED JANUARY 25, 2011, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RODRICK ALAN MONTGOMERY AND SHEILA RENEE MONTGOMERY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee. being Lot No. 1 on the Plan of The Meadows at Christiansted Valley, Phase 2, of record in Plat at Instrument No. 20191121-0120461, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W. Michael Craig and Gina A. Craig as Trustees of the W. Michael Craig and Gina A. Craig Trust, dated January 25, 2011, by deed dated 08/10/2020, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200812-0089844, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 621 Henry Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of November, 2025.

The W. Michael Craig and Gina A. Craig Trust dated January 25, 2011

BY: W. Michael Craig, Co-Trustee
Gina A. Craig, Co-Trustee

STATE OF Michigan
COUNTY OF Kent

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gina A. Craig, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the CO-TRUSTEE of the within named bargainor, The W. Michael Craig and Gina A. Craig Trust dated January 25, 2011, and that she, as such CO-TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the W. Michael Craig and Gina A. Craig Trust dated January 25, 2011 by the said Gina A. Craig as such CO-TRUSTEE.

Witness my hand and official seal this 14th day of November, 2025.

My commission expires: 07/07/2030

Notary Public

RACHEL ATWOOD
NOTARY PUBLIC-STATE OF MICHIGAN
OTTAWA COUNTY
MY COMMISSION EXPIRES JUL. 07, 2030
Acting in the County of Kent