Karen Johnson Davidson County
Batch# 1442835 DEEDWARR
07/07/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260707-0060972

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $580,000.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2026.

Notary Public
My commission expires: 3·20·28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Scott Wages	New Owner	PART OF 132-09-0 036.00
329 Sliders Knob Ave Franklin, TN 37067		

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, NATHAN E. MONTGOMERY, JR., UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SCOTT WAGES, 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 Unit "B" of Homes at 4405 Soper Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20260205-0008234, Register's Office for said County, and being shown on plan attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Nathan E. Montgomery, Jr., unmarried, by Warranty Deed from Peter A. Lakes and wife, Leigh K. Lakes, dated 1/7/1999 and recorded 1/13/1999 in Book 11295, Page 945, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4405B Soper Ave., Nashville, TN 37204.

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 29th day of June, 2026.

Nathan E. Montgomery, Jr.

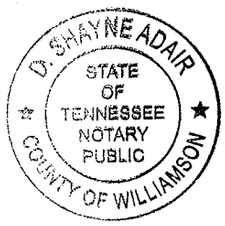
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan E. Montgomery, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2026.

My commission expires: 5/21/2030

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/9/26. (date of document).

Affiant Signature

7/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

