Prepared by:
Record and Return To:
Chairman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1443193
07/08/2026 09:58:41 AM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20260708-0061461

File

(SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marlee Goldklang, Judith Deborah Goldklang, and Barry Ross Goldklang	**NEW OWNER**	
(NAME)	(NAME)	**061 06 0 018.00**
4311 Saunders Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

RYAN MONTGOMERY AND MEAGAN MONTGOMERY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARLEE GOLDKLANG, UNMARRIED WOMAN AND BARRY ROSS GOLDKLANG AND JUDITH DEBORAH GOLDKLANG, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 146, on the Plan of GRA-MAR ACRES, SECTION I, as of record in Plat Book 2133, Page 27, Register's Office for said County; described as follows:

Beginning at a point in the Westerly margin of Saunders Avenue, the common corner of Lots Nos. 145 and 146; thence Westerly with the line between said two lots 118.9 feet to a point, the common rear corner of Lots Nos. 146 and 147, thence Northerly with the line between said two lots, 1150 feet to a point in the Southerly margin of Broadmoor Drive; thence Easterly with the margin of the same 120 feet to the beginning of a curve; thence Southeasterly around said curve 39.27 feet to a point in the Westerly margin of said Saunders Avenue; thence Southerly with the margin of the same, 162.26 feet to the Point of Beginning.

Being the same property conveyed to Ryan Montgomery and Meagan Montgomery, husband and wife, by Warranty Deed from Oxana M. Meade, of record in Instrument No. 20220112-0004034, in the Register's Office of Davidson County, Tennessee, dated January 04, 2022, and recorded on January 12, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, GRA-MAR ACRES, as recorded in Plat Book 2133, Page(s) 27.
* Covenants, Conditions and Restrictions as set forth in Restrictive Convenats recorded in Book 2134, Page 54; as amended in Book 2139, Page 65; Book 2202, Page 222.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RYAN MONTGOMERY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260708-0061459, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MEAGAN MONTGOMERY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260708-0061460, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **4311 Saunders Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th day of July, 2026.

Ryan Montgomery by _____, his attorney in fact
Ryan Montgomery by John Bishop, his Attorney-In-Fact

Meagan Montgomery by _____, her attorney in fact
Meagan Montgomery by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RYAN MONTGOMERY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RYAN MONTGOMERY**.

Witness my hand and official seal this **7th** day of **July, 2026.**

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MEAGAN MONTGOMERY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MEAGAN MONTGOMERY**.

Witness my hand and official seal this **7th** day of **July, 2026.**

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029