Karen Johnson Davidson County
Batch# 1464270 DEEDQC
08/26/2026 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260826-0078774

Name and Address of New Owner:
Timothy A. Montgomery and Cheri A. Montgomery
691 Candlestick Drive
Nashville, Tennessee 37211

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 148-09-0-076.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Daniel R. Montgomery, an unmarried man,** "the Grantor," convey and quitclaim unto **Timothy A. Montgomery and Cheri A. Montgomery, husband and wife,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

A tract or parcel of land lying in 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 00 degrees 53 minutes East 1083.1 feet to a point; thence North 89 degrees West 147 feet to a point; thence North 02 degrees 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.

Being the same property conveyed to Herbert Ray Montgomery by Warranty Deed from Isla Loudelia Adams Montgomery (to create an estate by the entireties) of record in Book 3763, Page 337, Register's Office for Davidson County, Tennessee, dated April 20, 1964 and recorded on May 18, 1964. The said Herbert Ray Montgomery died on or about November 8, 2014, leaving Isla Loudelia Adams Montgomery as the surviving tenant by the entirety. The said Isla Loudelia Adams Montgomery A/K/A Loudelia A. Montgomery died on or about May 21, 2018, survived by Daniel R. Montgomery and Timothy A. Montgomery. Affidavits of Heirship of Record in Instrument No. 202608260078772 and 202608260078773.

Being the same property conveyed to Timothy A. Montgomery and Cheri A. Montgomery, a married couple, as tenants by the entireties, by Quitclaim Deed from Timothy A. Montgomery of record in Instrument No. 20250904-0070770, Register's Office for Davidson County, Tennessee, dated September 3, 2025 and recorded on September 4, 2025.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 315 Haywood Lane, Nashville, Tennessee 37211.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 20 day of August, 2026.

Daniel R. Montgomery (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of August, 2026, before me personally appeared Daniel R. Montgomery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of August, 2026.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheri Montgomery
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of August, 2026.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202608260078774

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/20/26.

Affiant Signature

8/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

