Name and Address of New Owner:
Manhar Patel
315 Haywood Lane
Nashville, TN 37211

Send Tax Bills To:

315 Haywood Lane
Nashville TN 37211

Karen Johnson Davidson County
Batch# 1476493 DEEDWARR
09/23/2026 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260923-0088049

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4752

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

WARRANTY 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, **Timothy A. Montgomery and Cheri A. Montgomery, husband and wife,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Manhar Patel, a married man**, "the Grantee," 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. 20260826-0078772 and 20260826-0078773

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.

Being the same property conveyed to Timothy A. Montgomery and Cheri A. Montgomery, husband and wife, by Quitclaim Deed from Daniel R. Montgomery, an unmarried man, of record in Instrument No. 20260826-0078774, Register's Office for Davidson County, Tennessee, dated August 20, 2026, and recorded on August 26, 2026.

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 22nd day of September, 2026.

Cheri A. Montgomery (SEAL)
Cheri A. Montgomery

Timothy A. Montgomery (SEAL)
Timothy A. Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cheri A. Montgomery and Timothy A. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2026.

Notary Public
My commission expires: 11/28/27

TENNESSEE NOTARY PUBLIC
ASHLYNN HENGEMIHLE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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 $610,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of September, 2026.

Notary Public
My commission expires: 12/19/2028

JANELLI ANILU GUILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/19/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, James Cobb, 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 SEPTEMBER 22 2026 (date of document).

Affiant Signature

SEPTEMBER 22 2026

Date

State of Tennessee

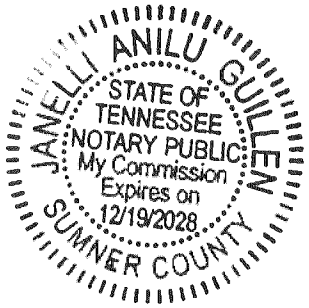
County of Sumner

Sworn to and subscribed before me this 22 day of SEPTEMBER, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/19/2028

NOTARY'S SEAL



202609230088049