Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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

39-B

Karen Johnson Davidson County -1262
Batch # 1482720 DEEDWARR
10/09/2026 10:14:49 AM 2 pgs
Fees: $13.00 Taxes: $10,915.00
20261009-0092899

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark H. Awh and Evadne M. Awh, Husband and Wife, as joint tenants with rights of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **William Scott Montgomery and Amy Baron Montgomery, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Sneed estates of record in Plat Book 2133, Pages 10 & 11, register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said lot fronts 122 feet on the east side of Lindawood drive and runs back between parallel lines 334 feet to a dead line.

Being the same property conveyed to Evadne M. Awh, married by Warranty Deed from Graymont Group, LLC, a Tennessee limited liability company of record in Instrument No. 20060412-0042229, Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 12, 2006.

Being the same property conveyed to Evadne M. Awh, Trustee, Evadne M. Awh Revocable Living Trust Agreement dated October 23, 2007 by Quitclaim Deed from Evadne M. Awh, married of record in Instrument No. 20080221-0017238, Register's Office for Davidson County, Tennessee, dated February 11, 2008 and recorded on February 21, 2008.

Being the same property conveyed to Mark H. Awh and Evadne M. Awh, Husband and Wife, as joint tenants with rights of survivorship by Quitclaim Deed from Evadne M. Awh, Trustee of the Evadne M. Awh Revocable Living Trust Agreement dated October 23, 2007 of record in Instrument No. 20101108-0089203, Register's Office for Davidson County, Tennessee, dated October 04, 2010 and recorded on November 08, 2010.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4330 Lindawood Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Scott Montgomery **Amy Baron Montgomery** **4330 Lindawood Drive** **Nashville, TN 37215**	**NEW OWNER**	**131-05-0-008.00**

WITNESS THE EXECUTION HEREOF this 8th day of October, 2026.

Mark H. Awh **Evadne M. Awh**

State of Tennessee)
County of Davidson)

On this 8th day of October, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark H. Awh and Evadne M. Awh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,950,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of October, 2026.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027