Karen Johnson Davidson County
Batch# 1483783 DEEDWARR
10/14/2026 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $9,103.48
20261014-0094375

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955822**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,460,400.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2026. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Michael D. Sontag, Trustee 2004 Overhill Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 03 0 035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Scott Montgomery and Amy B. Montgomery, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the 2004 Overhill Drive Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block 5, and a 20-foot strip adjoining the same on the East of the Plan of OVERTON HILLS, as of record in Plat Book 843, Page 66, Register's Office for said County.

Said Lot No. 15 and adjoining 20-foot strip front 120 feet on the Northerly side of Overhill Drive and extend back 250 feet between parallel lines to a dead line.

Being the same property conveyed to William Scott Montgomery, and wife, Amy B. Montgomery, by Warranty Deed from W. Kirby Davis, Jr. and wife, Ann A. Davis, of record in Instrument No. 20220608-0065631, in the Register's Office for Davidson County, Tennessee, dated June 1, 2022 and recorded on June 8, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERTON HILLS, A RE-SUBDIVISION OF HOLLYWOOD PLACE ON HILLSBORO RD., as recorded in Plat Book 843, Page(s) 66.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2004 Overhill Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2026.

William Scott Montgomery

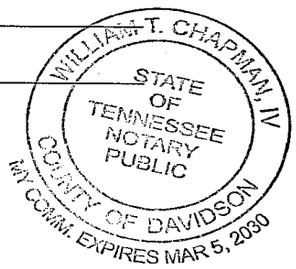
Amy B. Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Scott Montgomery and Amy B. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2026.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 7, 2026 (date of document).

Affiant Signature

10/8/2026

Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 8th day of October, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027