PREPARED BY ~~& RETURN TO:~~

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CBB-18-2509A

Karen Y Johnson Davidson County
Batch# 149284 DEEDWARR
10/04/2018 03:41:21 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20181004-0098819

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Mack Props, LLC, a Tennessee Limited Liability Company has this day bargained and sold and does hereby transfer and convey unto Kristina Renee Phillips, an unmarried woman, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, 2509 Solon Drive Commons, a Townhouse Planned Unit Development (a Horizontal Property Regime with Private Elements), as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20170509-0045979, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a particular description of said property.

Being part of the same property conveyed to Mack Props, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jenna Middlebrooks, unmarried, dated 01/20/17, of record in Instrument No. 20170210-0013995, Register's Office for Davidson County, Tennessee.

This is improved property known as 2509A Solon Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Kristina Renee Phillips, an unmarried woman, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 28th day of September, 2018.

Mack Props, LLC
By: Tsianina Lohmann, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tsianina Lohmann, Member of Mack Props, LLC, a Limited Liability Company, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that Tsianina Lohmann is the Member of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 28th day of September, 2018.

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

State of Tennessee, Davidson Co.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Mitchell
Affiant

Subscribed and sworn to before me this 28th day of September, 2018.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Dana Delworth
NOTARY PUBLIC

My Commission Expires:
11/06/20

Map & Parcel No.: 83-4-155.00

Name and address of new owner:
Send tax bills to:
Kristina Renee Phillips
2509A Solon Drive
Nashville, TN 37206