Karen Johnson Davidson County
Batch# 390363 DEEDWARR
04/23/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $570.17
20200423-0042647

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,098.98.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. 20-8400

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chris Philip (NAME)	New Owner (NAME)	021-00-0-069.00
4184 Blueberry Hill Rd. ~~6421 Clarksville Pike~~ (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37218 ~~37080~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Melissa T. Philip, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Philip, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 30, on the Garrett Plan of RIDGE LANDS and described according to a survey by J.P. Gallaher, Surveyor, Ashland City, Tennessee, as follows:

BEGINNING at a point on the southerly margin of U.S Highway 41, at the Northeast corner of the land conveyed to Kenneth Felts and wife by deed of record in Book 2148, Page 600, Register's Office for said County; thence with Kenneth Felts easterly line, South 12 degrees East 12 poles (198 feet more or less to a stake in the middle of Old Clarksville Pike, being said Kenneth Felts' Southeast corner, thence with middle of said Old Clarksville Pike, as follows: South 52 1/2 degrees East 22 8/25 poles (368 feet more or less) to the middle to a metal culvert under said road, South 75 degrees East 4 poles (66 feet more or less), South 86 degrees East 4 poles (66 feet more or less), North 57 1/2 degrees East 4 poles (66 feet more or less), North 39 degrees East 6 poles (99 feet more or less) North 55 1/2 degrees East 4 18/25 poles (82.5 feet more or less) to the middle of a culvert under said Pike; thence leaving said Old Clarksville Pike, North 11 1/2 degrees West 8 poles (132 feet more or less) to the south margin of U.S. Highway 41, at a point about 10 feet East of a culvert under said highway; thence with the South line of said highway approximately 79 degrees West 35 4/5 poles (594 feet more or less) to the point of the BEGINNING.

BEING the same property conveyed to Melissa T. Philip, unmarried, by Warranty Deed from Steve R. Dunn, married, dated 11/27/2013 and recorded 12/3/2013 in Instrument No. 20131203-0123024, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6421 Clarksville Pike, Nashville, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of March, 2020.

Melissa T. Philip

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of March, 2020, before me personally appeared Melissa T. Philip, 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 26th day of March, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY