RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 583809 DEEDWARR
03/04/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20210304-0028009

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $494,901.00.

Emily Mamm
Affiant

Sworn to and subscribed before me this 24th day of February, 2021.

Tabatha Edwards
Notary Public

My Commission Expires: 11-6-23

(SEAL) TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
William Kyle Phillips 6108B Louisiana Ave. Nashville, TN 37209	New owner 6108B Louisiana Ave. Nashville, TN 37209	091 02 3O 002.00

This Indenture is made on the 26th day of February, 2021, by and between **TIMOTHY SHANNON HICKS, A SINGLE MAN** ("Grantor"), and **WILLIAM KYLE PHILLIPS, UNMARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 6108 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6108 Louisiana Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150826-0086336, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Timothy Shannon Hicks, a Single Man, by Warranty Deed from Kathleen Lowry, Married, of record in Instrument No. 20180702-0064123, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018.

This is improved property known as 6108B Louisiana Ave., Nashville, TN 37209.

This conveyance is being made subject to:

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Subdivision, as recorded in Plat Book 161, Page(s) 75.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150826-0086336.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 26th day of February, 2021.

GRANTOR:

Timothy Shannon Hicks

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, TIMOTHY SHANNON HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2021.

Notary Public

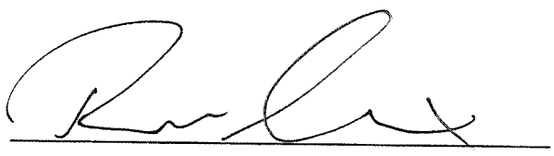
My Commission Expires: 02/25/2024

LAURA HODGES NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, 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.

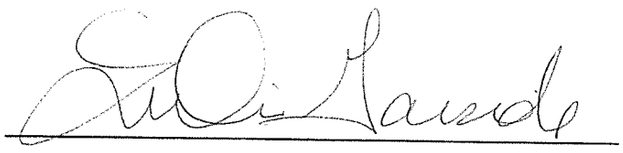


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

