THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233273** Karen Johnson Davidson County Batch# 587232 DEEDWARR 03/08/2021 03:09:30 PM 3 pgs Fees: $18.00 Taxes: $4,347.50 20210308-0030177	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00 Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires: 11-6-23 TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Philip E. Flores 1501 Villa Place Nashville TN 37212	Send Tax Bills To: New Owner 7600 DOWNSTREAM COURT FREDERICKSBURG, VA 22408	Tax Information: Tax Parcel ID No. 104 08 0 379.00

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, **Villa Place, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip E. Flores, a married man** ("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 1, in The Robinson Realty Company's Subdivision of the East part of Lot No. 48 O.B. Hay's Rokeby Addition as shown on plat of record in Plat Book 547, Page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Villa Place, LLC, a Tennessee limited liability company, by Quitclaim Deed from William T. Chapman, IV, Trustee of The 1501 Villa Place Trust dated March 22, 2016, of record in Instrument No. 20190910-0091235, in the Register's Office of Davidson County, Tennessee, dated August 31, 2019 and recorded on September 10, 2019.

Being the same property conveyed to William T. Chapman, IV, Trustee of The 1501 Villa Place Trust dated March 22, 2016,, by Quitclaim Deed from Thomas J. Osborne and John T. Osborne, whose last name was misspelled in the prior conveyance and is one and the same as John T. Osborn, as Joint Tenants, of record in Instrument No. 20160426-0040324, in the Register's Office of Davidson County, Tennessee, dated March 22, 2016 and recorded on April 26, 2016.

Being the same property conveyed to Thomas J. Osborne and John T. Osborn, Both Unmarried as Joint Tenants with the Right of Survivorship, by Warranty Deed from Jonathon K. Payne, Unmarried, of record in Instrument No. 20070410-0042585, in the Register's Office of Davidson County, Tennessee, dated March 30, 2007 and recorded on April 10, 2007.

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.

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

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

This is improved property located at 1501 Villa Place Nashville TN 37212

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 26th day of February, 2021.

Villa Place, LLC.

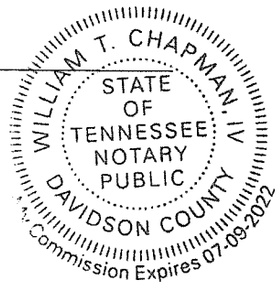
By: Betsy Lee, agent
Betsy Lee, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Betsy Lee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Villa Place, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of February, 2021.

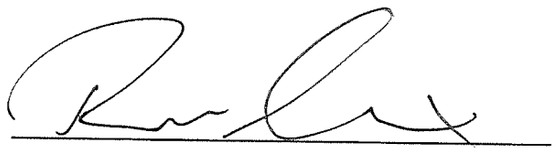
Notary Public



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.

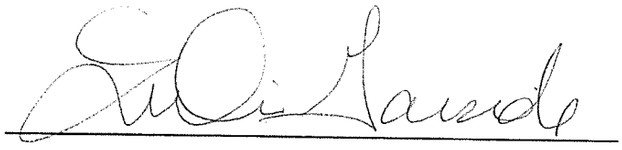


Signature

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)

