Karen Johnson Davidson County
Batch# 595781 DEEDWARR
03/19/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $617.90
20210319-0036858

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON CMC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 03 08 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paula Rosiles Phillips	IBERIABANK DBA FIRST HORIZON	119140A05800CO
(NAME)	(NAME)	
2929 Selena Drive, Unit D-58	12719 CANTRELL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	LITTLE ROCK, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Helen Swope, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Paula Phillips, a single person,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 58, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Helen Swope by Warranty Deed from Verlene Dobbs, unmarried, dated 09/14/2001 and recorded 09/19/2001, of record in Instrument 200109190101607, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 5200, Page 520, (2) Covenants, conditions, easements and restrictions recorded in Book 5552, Page 732, Book 909, Page 48, Book 928, Page 752, Book 946, Page 252, Book 919, Page 628, Book 1581, Page 55, Book 1579, Page 387, (3) Easement including terms and conditions thereof as recorded in Book 4259, Page 977, Book 4260, Page 332, Book 3645, Page 9, Book 3822, Page 25, (4) Easement including terms and conditions thereof as recorded in Book 11362, Page 523, (5) Subject to Bill of Sale and Agreement of record in Book 5585, Page 989, (6) Charter of record in Book 6092, Page 579, (7) Lease of record in Book 5585, Page 985, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2929 Selena Drive, Unit D-58, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 18th day of March, 2021.

Helen Swope, by Pamela Turner her attorney in fact 18 Mar 2021

Helen Swope, by Pamela Turner, her attorney in fact

State of Tennessee
County of Wilson

On this 18th day of March, 2021, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Pamela Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Helen Swope,** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202103190036857

Witness my hand and Official seal this 18th day of March, 2021.

Marilyn C Newman

Notary Public

5-17-21

My Commission Expires:



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1125886
Warranty Deed TN

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

