This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 609904 DEEDWARR
04/08/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $724.83
20210408-0046595

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $195,900.00.

Affiant

Subscribed and sworn before me this the 7th day of April, 2021.

Notary Public
My commission expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jade Phillips	First American Mortgage Solutions	96-16-A 027.00
302 Lakebrink Drive	1795 International Way	
Nashville, TN 37214	Idaho Falls, ID 83402	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KRISTIN D. WEBB, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JADE SIMONE PHILLIPS, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section 1, Phase One - "B", Larchwood, Planned Unit Development, of record in Book 6200, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristin D. Webb, unmarried, by deed dated 09/08/2016, from Charles L. Chilcutt, Trustee of the Charles L. Chilcutt Revocable Trust U/A/D July 29, 1998, of record in Instrument No. 20160908-0094481, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 302 Lakebrink Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 7th day of April, 2021.

Kristin D. Webb

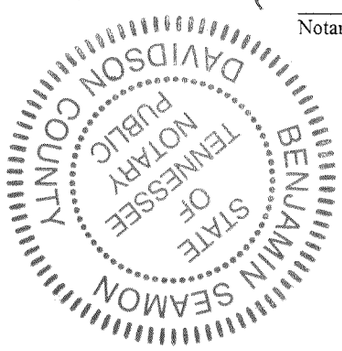
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristin D. Webb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2021.

My commission expires: 9-6-22

Notary Public



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

