Name and Address of New Owner:
Amanda Spaulding Densmore and Blake Densmore
640 River Rouge Drive
Nashville, TN 37209

Send Tax Bills To:
Amanda Spaulding Densmore and Blake Densmore

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 9 11 21.00

Karen Johnson Davidson County
Batch# 614071 DEEDWARR
04/13/2021 02:06:30 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20210413-0049263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Travis Phillips and Alison Phillips, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amanda Spaulding Densmore and Blake Densmore, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 611, ON THE PLAN OF CHARLOTTE PARK, SECTION 9, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 77, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 611 FRONTS 72.0 FEET ON THE EASTERLY SIDE OF RIVER ROUGE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINE, 130.0 FEET TO A DEAD LINE ON WHICH IT MEASURES 72.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO TRAVIS PHILLIPS AND ALISON PHILLIPS, HUSBAND AND WIFE, AS JOINT TENANTS, BY WARRANTY DEED FROM ROBERT WADE EITNIEAR, RECORDED ON AUGUST 14, 2018, OF RECORD IN INSTRUMENT NO. 20180814-0080134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 640 RIVER ROUGE DR., NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of April, 2021.

_____(SEAL)
Alison Phillips

_____(SEAL)
Travis Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2021, before me personally appeared Alison Phillips and Travis Phillips, 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 9th day of April, 2021.

_____
Notary Signature
My commission expires: 5/20/2023

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 9th day of April, 2021.

_____
Notary Public
My commission expires:
File No. 2021-2406

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (If on paper):

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025