Karen Johnson Davidson County
Batch# 642551 DEEDWARR
05/24/2021 10:08:36 AM 2 pgs
Fees: $13.00 Taxes: $910.20
20210524-0069865

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Subscribed and sworn to before me, this 21 day of May, 2021.

Notary Public

My commission expires: 01.08.2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelsey Martin **Michael Puglisi**	New Owner	**05209000600**
1106 Fernbank Dr		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Elijah L. Phillips, an unmarried man, and Debra C. Phillips, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelsey Martin and Michael Puglisi, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Elijah J. Phillips, an unmarried man, and Debra C. Phillips, a married woman, as tenants in common with rights of survivorship. by Warranty Deed from Sandra P. Everhart and husband, Anthony Wayne Everhart, dated March 13, 2019, of record in Instrument No, 2190315-0023972, in the Register's Office of Davidson County, Tennessee.

Property was never a marital residence for Debra C. Phillips and as such no marital or homestead rights exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1106 Fernbank Dr, Madison, TN 37115.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Elijah L. Phillips _____ Date: 5/20/21

Elijah L. Phillips

Debra C. Phillips _____ Date: 5/20/21

Debra C. Phillips

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Elijah L. Phillips and Debra C. Phillips, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May 2021, _____.

_____

NOTARY PUBLIC

My Commission Expires: 9/4/21

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON