NEW OWNER:
Michael Phillips
4225 Harding Pike
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-166

MAP & PARCEL
103-16-0C-408.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 645201 DEEDWARR
05/27/2021 10:07:26 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20210527-0071837

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Anthony W. Wallace and Cathryn M. Wallace, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Michael Charles Phillips, Jr., a single person** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 408 an the Plan of Wellington Arms, of record in Plat Book 5200, Page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a Horizontal property regime established by Master Deed of record in Book 5721, Page 241, corrected in Book 5740, Page 897, and amended in Instrument No 20001205-0119242, said Registers Office

Being the same property conveyed to Anthony W. Wallace and Cathryn M. Wallace, husband and wife by Warranty Deed from David E. Green and wife, Kathleen F. Green of record in Instrument No. 20180907-0088959 Register's Office for Davidson County, Tennessee, dated September 06, 2018 and recorded on September 07, 2018.

Being also known as 4225 Harding Pike #408, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25 day of May, 2021.

Anthony W. Wallace

Anthony W. Wallace

By: Hunter B. Thrasher

Hunter Thrasher, his Attorney-In-Fact

Cathryn M. Wallace

Cathryn M. Wallace

By: Hunter B. Thrasher

Hunter Thrasher, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, HUNTER THRASHER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, ANTHONY W. WALLACE and CATHRYN M. WALLACE, the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of May, 2021.

Ashley Utley

NOTARY PUBLIC

My commission expires: 9-21-2024

ASHLEY UTLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**205,000.00**.

Tracy Perry
AFFIANT

Sworn to and subscribed to before me this 25th day of May, 2021.

Jenna Lyn Preble
NOTARY PUBLIC

My commission expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023