When recorded, return to:
Rudy Title and Escrow
608 Shelby Avenue
Nashville, TN 37206
File Number: G-SB-MRES21-2210A

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro. TN 37130
File Number: 7-12308-kp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 661270 DEEDWARR
06/21/2021 03:19:42 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50

20210621-0083578

The actual consideration or value, whichever is greater, for this transfer is **$635,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Mohan and Elizabeth Mohan 2210A Sheridan Road Nashville, TN 37206	new owners	072 16 4E 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Daniel Reed Phillippi and Nicole Katherine Mullenger, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Michael Mohan and Elizabeth Mohan, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2210 Sheridan Road Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2210 Sheridan Road Cottages, a Horizontal Property Regime, of record in Instrument No. 20161107-0117451, as amended in Instrument No. 20170614-0059679, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Daniel Reed Phillippi and Nicole Katherine Mullenger, husband and wife, as joint tenants with full rights of survivorship, by Warranty Deed from Jackson Valley Land Partners, of record in Instrument No. 20170913-0093650, in the Register's Office of Davidson County, Tennessee, dated September 01, 2017 and recorded on September 13, 2017.

This Instrument executed on behalf of Daniel Reed Phillippi and Nicole Mullenger ("Principal") by Andrew Vance pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 20210621-0083577, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2210A Sheridan Road, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2021.

GRANTOR:

Daniel Reed Phillippi by Andrew Vance, his Attorney-In-Fact

Daniel Reed Phillippi by Andrew Vance, his Attorney-In-Fact

Nicole Katherine Mullenger by Andrew Vance, her Attorney-In-Fact

Nicole Katherine Mullenger by Andrew Vance, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Vance the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Daniel Reed Phillipi and Nicole Katherine Mullenger ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of June, 2021.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie Parsons
Notary Public
My Commission expires: 9/16/23

EXHIBIT "A"
TO WARRANTY DEED
From: Daniel Reed Phillippi and Nicole Mullenger
To: Michael Mohan and Elizabeth Mohan

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 16th day of June, 2021.

Notary Public
My Commission Expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY