Karen Johnson Davidson County
Batch# 663753 **DEEDWARR**
06/24/2021 10:32:49 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20210624-0085625

WARRANTY DEED

M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

HOWARD-T21053

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF June, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Carolyn Lilly, an unmarried woman and Justin Howard, an unmarried man	PennyMac Services, LLC	011.00-0-223.00
2971 Greer Road SE	3043 Townsgate Rd Ste 200	
Goodlettsville, TN 37072	Westlake Village, CA 91361	

For and in consideration of the sum of TEN DOLLARS, 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, DONALD RAY PHILLIPS AND SHARON LEE MCPEAK HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CAROLYN LILLY, AN UNMARRIED WOMAN AND JUSTIN HOWARD, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being located in the 10th Civil District, Davidson County, Tennessee, on the southwest side of Greer Road, and being a portion of the property of record in deed book 6823, page 245; deed book 4910, page 554 and deed book 4544, page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, tax assessor's office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the southwest margin of Greer Road, same being the northernmost corner of this tract and the southeast corner of tract #3 of the Thrasher property (5.01acres as per survey of same date), also being 418.67 feet south of the southeast corner of Linda Lou Thompson Putman (In. 20090605-0052121 and In. 20000718-0070657, RODCT) as you measure along said margin; thence with said margin south 47 degrees 34 minutes 27 seconds east 49.75 feet to a point, same being of curvature of a curve proceeding clockwise, having a deflection angle of 10 degrees 36 minutes 29 seconds, a radius of 420.20 feet, a tangent length of 39.01 feet, and a chord of south 42 degrees 16 minutes 12 seconds east 77.69 feet; thence along said curve an arc length of 77.80 feet to an iron rod at a post in said margin; thence leaving road with line of Larry C. Hughes (In. 20010810-0086362, RODCT) South 51 degrees 57 minutes 29 seconds west 998.63 feet to an iron rod at a post ; thence south 85 degrees 24 minutes 20 seconds east 281.38 feet to an iron at a large Hickory tree; thence with line of Christopher Dale Wood (In. 20020730-0091422, RODCT) South 86 degrees 40 minutes 20 seconds east 183.34 feet to an iron rod; thence with line of Roy H. Lay (In. 20160630-0066736, RODCT) South 30 degrees 15 minutes 04 seconds west 168.62 feet to a point (passing a witness iron rod at 149.95 feet); thence with line of Diana S. Finley (In. 20161110-0119352, RODCT) south 30 degrees 15 minutes 32 seconds west 290.06 feet to an iron rod at a 24-inch Poplar tree; thence with line of said tract #3 north 36 degrees 43 minutes 33 seconds west 568.38 feet to an iron rod; thence north 49 degrees 48 minutes 02 seconds east 1053.94 feet to the point of beginning containing 5.18 acres more or less by survey by Jim Carman, Register Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 20, 20117.

Being a portion of the same property conveyed to Donald Ray Phillips & Sharon Lee McPeak, husband and wife, by deed from Ben the Builder, LLC, a Tennessee Limited Liability Company in In. 201904080031484 dated 4-5-2019 recorded 4-8-2019 in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2971 Greer Road SE, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 18 day of June, 2021 :

Donald Ray Phillips

Sharon Lee McPeak

STATE OF North Carolina

COUNTY OF Duplin

Personally appeared before me, Katerin Delos Santos, a Notary Public in and for said County and State, the within named DONALD RAY PHILLIPS AND SHARON LEE MCPEAK HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Duplin County, North Carolina, this 18 day of June, 2021.

Notary Public

KATERIN DELOS SANTOS NOTARY PUBLIC DUPLIN COUNTY, NC

My Commission Expires: 5-3-22