WARRANTY DEED

Karen Johnson Davidson County
Batch# 679148 DEEDWARR
07/19/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210719-0096379

ANGELA HINES
Notary ID #113Z2678
My Commission Expires
August 17, 2022

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of July 2021.

Notary Public

MY COMMISSION EXPIRES: 8/17/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 230, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan K Phillips	New Owner	200106060059380
(NAME)	(NAME)	
950 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I **Elbert Martin Young II, as Executor of the Estate of Jane E. Young**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Dan K Phillips and Janet H Phillips, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 950, together with the carport designed No. 950-C, in River Plantation Section Five, Phase One, Lot Two, a Condominium, a Horizontal property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relative to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jane E. Young, unmarried, Elbert M. Young and wife, Maurine S. Young by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee Corporation, dated 02/17/1981 and recorded 02/19/1981, of record in Book 5712, Page 283, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jane E. Young, a single person by Quitclaim Deed from Maurine S. Young, dated 06/05/2001 and recorded 06/06/2001, of record in Instrument 200106060059380, Register's Office for

Davidson County, Tennessee.

The said Jane E. Young died testate on 01/31/2019, devising subject property to Elbert Martin Young, II, as evidenced in File No. 19P326, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 950 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12 day of July 2021.

Elbert Martin Young II, as Executor of the Estate of Jane E. Young

By: Elbert Martin Young II,

State of ~~Tennessee~~ Texas
County of ~~Williamson~~ Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elbert Martin Young II, as Executor of the Estate of Jane E. Young, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12 day of July, 2021.

Notary Public:
My Commission Expires: 8/17/2022

ANGELA HINES
Notary ID #11322678
My Commission Expires
August 17, 2022

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/12/2021.

Kimberly D Hicks
Affiant
Date: 7/15/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON