Karen Johnson Davidson County
Batch# 688327 DEEDWARR
08/02/2021 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $2,416.10
20210802-0103472

WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $653,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

File No.: 21-CD-347

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ekaterina J. Tate and Jeffrey A. Phillips	Ekaterina J. Tate and Jeffrey A. Phillips	08112028100
(NAME) 1008 Cheatham Place	(NAME) 6701 Falls Ridge Ln	
(ADDRESS) Nashville, TN 37208	(ADDRESS) College Grove, TN 37046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Three Thousand And No/100 Dollars ($653,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PREMIER PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EKATERINA TATE, AN UNMARRIED WOMAN AND JEFFREY PHILLIPS, A MARRIED MAN, 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:

Being Unit B on the plat of 1006 A&B Cheatham Place, a Horizontal Property Regime with Private Elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1006 A&B Cheatham Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200807-0088108, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Premier PMC, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Prestige PMC, LLC, a Tennessee limited liability company, dated July 23, 2020,

recorded July 24, 2020, of record in Instrument No. 20200724-0081625, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Prestige PMC, LLC, a Tennessee limited liability company, by Warranty Deed, from Jenica McQuiddy and Darrell McQuiddy, dated June 26, 2020, recorded June 29, 2020, of record in Instrument No. 20200629-0070040, Register's Office for Davidson County, Tennessee.

Further previously being part of the same property conveyed to Jenica McQuiddy and husband, Darrell McQuiddy, by Quitclaim Deed, from James Wallace Endlsey (correctly James Wallace Endsley), dated October 29, 2015, recorded October 30, 2015, of record in Instrument No. 20151030-0110401, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1008 Cheatham Place, Nashville, TN 37208

(House No.) (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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 29 day of July , 2021.

Premier PMC, LLC

BY: _____
Vishnu Jayamohan, Manager

LLC
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Latrisha Miller, a Notary Public of said State and County aforesaid, personally appeared Vishnu Jayamohan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Premier PMC, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this 29 day of July, 2021

_____
Notary Public

My Commission Expires: _____

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the 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 July 30, 2021.

Date

A. Scott Hubbard

Affiant Signature

July 30, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2021.

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024