WARRANTY DEED

File #21313

Karen Johnson Davidson County
Batch# 698717 DEEDWARR
08/17/2021 10:00:12 AM 2 pgs
Fees: $13.00 Taxes: $1,311.65

20210817-0110870

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: . 7.20.24
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Frierson Street #202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Elizabeth Phillips, Trustee	NEW OWNER	-148-14-0-290.00
(NAME)	(NAME)	
101 Creekside Crossing, Ste 1700-380		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles Robert Dietrick, Jr. and Patricia Ann Dietrick, as Co-Trustees of The Charles and Patricia Dietrick Living Trust, U/A dated March 1, 2019,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Elizabeth Phillips, Trustee of the Amy Phillips Solo 401(k) Plan,** HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Colewood Acres, Section 5, of record in Plat Book 5200, Page 303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Robert Dietrick, Jr. and Patricia Ann Dietrick, as Co-Trustees of The Charles and Patricia Dietrick Living Trust, U/A dated March 1, 2019 by Quitclaim Deed To A Revocable Trust from Patricia A. Dietrick, a married woman, of record in Instrument No. 20190305-0019975, Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 05, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 141 - 143 Colemont Drive, Antioch, TN 37013
(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 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.

Witness my hand this 12th day of August, 2021.

Charles Robert Dietrick, Jr, Co-Trustee of The Charles and Patricia Dietrick Living Trust, U/A dated March 1, 2019

Patricia Ann Dietrick, Co-Trustee of The Charles and Patricia Dietrick Living Trust, U/A dated March 1, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Robert Dietrick, Jr. and Patricia Ann Dietrick, as co-Trustees of the Chares and Patricia Dietrick Living Trust, U/A dated March 1, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this 12th day of August, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Rd #202
Brentwood, TN 37027