FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **295,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/31/2021** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Karen Johnson Davidson County
Batch# 709861 DEEDWARR
09/03/2021 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210903-0118911

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3981

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor Frances Phillips and Ann Cameron Phillips	**New Owner**	**134-09-0-038.00**
(NAME) **3968 Atkins Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37211**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael J. Savatovic, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eleanor Frances Phillips and Joel Anibal Lopez, wife and husband and Ann C. Phillips, a married woman as her sole and separate property,** 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:

Land in Davidson County, Tennessee, being Lot 14, PHASE 1, WOODLAND HILLS, as shown on plat of record in Plat Book 6900, Pages 666 thru 669, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael J. Savatovic by Deed dated July 7, 2021 from Elsa Mercado and Michael J. Savatovic, recorded July 20, 2021, in Instrument Number 20210720-0097464,

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3968 Atkins Drive, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **August, 2021**.

Michael J. Savatovic

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael J. Savatovic**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **August, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 Aug. 31, 2021 (date of document).

Affiant Signature

8/31/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

