WARRANTY DEED

Karen Johnson Davidson County
Batch# 718117 DEEDWARR
09/16/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210916-0124520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-23

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
301 S. Perimeter Park Drive, Suite 214, Nashville, TN 37211

File No.: 2021050134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sonny C. Phillips	Sonny C. Phillips	082-07-0-367.00
(NAME) 24 Winchester Cove	(NAME) 24 Winchester Cove	
(ADDRESS) Jackson, TN 38305	(ADDRESS) Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND AND NO/100 Dollars ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILLIP L. BEENE, A MARRIED MAN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SONNY C. PHILLIPS, A MARRIED PERSON 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:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled the Plan of Village Manor, of record in Book 3300, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot fronts 18.33 feet on the east side of North Fourth Street and runs back 158.98 feet on the northerly line and 158.96 on the southerly line to a dead line in the rear on which it measures 18.33 feet.

Being the same property conveyed to PHILLIP L. BEENE, A SINGLE PERSON, by deed from JAMES L. MARTIN AND WIFE, WILLIE MAE MARTIN, of record in Book 6930, page 605, dated July 15, 1986, said Register's Office.

Said Phillip L. Beene is now married; however, this has never been marital property.

unimproved ☐
This is improved ☒ property, known as 621 Lischey Ave, Nashville, TN 37207
(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.

Witness Phillip L. Beene this 31 day of August, 2021

Phillip L. Beene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of August, 2021 before me personally appeared Phillip L. Beene to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 31 day of August, 2021.

Commission Expires: _____

Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 9-8-21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date 9-8-21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021**.

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023