Karen Johnson Davidson County
Batch# 719416 DEEDWARR
09/17/2021 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,232.10
20210917-0125554

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13763

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobby Wayne Phillips (NAME)	Cmg Financial (NAME)	18-8-35
208 Swift Dr. (STREET ADDRESS)	3160 Crow Canyon Rd. #400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Marian C. McKinney, an unmarried woman and Stephanie McKinney White, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Wayne Phillips**, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 11 of Mansker Heights, Goodlettsville, TN, as of record in Book 2900, page 10, Register's Office for said County.

Said Lot No. 11 fronts 224 feet on the westerly side of Swift Drive and extends back 275.4 feet on the northerly lien and 301.0 feet on the southerly line to a dead line in the rear, on which it measures 65.7 feet.

Being the same property conveyed to Marian C. McKinney and Stephanie McKinney-White, as joint tenants with right of survivorship by Deed dated November 4, 2019 from Marian C. McKinney, Stephan Allen McKinney and Stephanie McKinney-White, recorded December 20, 2019, in Instrument Number 20191220-0131594, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 208 Swift Drive, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 15th day of September, 2021.

Marian C. McKinney

Stephanie McKinney White

STATE OF Florida

COUNTY OF Collier

On this 15th day of September, 2021, before me personally appeared Marian C. McKinney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

Notary Signature
My commission expires: Nov 30 2022

SARAH HANCOCK
Notary Public - State of Florida
Commission # HH 136271
My Comm. Expires Nov 30, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of September, 2021, before me personally appeared Stephanie McKinney White, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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. Whenever 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/our hand(s) this 15th day of September, 2021.

_____
Marian C. McKinney

Stephanie McKinney White
Stephanie McKinney White

STATE OF _____

COUNTY OF _____

On this 15th day of September, 2021, before me personally appeared Marian C. McKinney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of September, 2021, before me personally appeared Stephanie McKinney White, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell 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 9/15/21.

Affiant
Date: 9/15/21

STATE OF TENNESSEE
COUNTY OF Sumner

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

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024