Karen Johnson Davidson County
Batch# 731276 DEEDWARR
10/07/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20211007-0134713

Name and Address of New Owner:
Vena Jones and Patrick Eugene Phoebus
331 Harrington Ave
Madison, TN 37115

Send Tax Statements To:
Fifth Third Bank, National Association,
5001 Kingsley Drive, MD: 1MOBA8
Cincinnati, OH 45227

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21081973

Map and Parcel: 052 01 0 052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Richard Flatbush, Trustee of the Jane Marshall Living Trust dated October 14, 2016**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Vena Jones and Patrick Eugene Phoebus,wife and husband**, 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, and being all of Lot No. 18, Block "B", Final Plat, Crittenden Estates Subdivision, according to survey and plat of same appearing of record in Book 974, page 69, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Jane G. Marshall, Trustee of the Jane Marshall Living Trust dated October 14, 2016 by Quitclaim Deed filed for record on July 17, 2017 in Instrument Number 20170717-0071688, of the Register's Office of Davidson County, Tennessee. J. Richard Flatbush was named as sole successor trustee in the Third Amendment of the Jane Marshall Living Trust dated May 18, 2021.

This conveyance is subject to the following: All matters as set forth per Book 974, page 69, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 331 Harrington Ave, Madison, TN 37115

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 assigns, 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 our hand this 27th day of September, 2021.

J. Richard Flatbush, Trustee of the Jane Marshall Living Trust dated October 14, 2016

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Richard Flatbush, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The Jane Marshall Living Trust dated October 14, 2016 and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2021.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of September, 2021.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 9/27/2021 (date of document).

L Vaught
Affiant Signature

10/5/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of October, 2021

Jessica L Tolley
Notary Signature

My Commission Expires: 11-20-2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY