Karen Johnson Davidson County
Batch# 735786 DEEDWARR
10/13/2021 03:22:30 PM 2 pgs
Fees: $13.00 Taxes: $3,307.80
20211013-0137871

5011

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $894,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay Y. Phillips and Latricia R. Phillips	Jay Y. Phillips and Latricia R. Phillips	104-06-0Q-002-00-CO
(NAME)	(NAME)	
3408 - B Marlborough Avenue	3408 - B Marlborough Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Luv Properties LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jay Y. Phillips and Latricia R. Phillips, husband and wife,** 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 Unit 85-B together with the appurtenant interest in the common elements of Marlborough Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060512-0055811, Davidson County, Tennessee. Said unit being depicted on the Condominium Site plan attached as Exhibit "A" to the aforementioned Master Deed and being located on the plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, Page 124 and 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luv Properties LLC by deed dated December 15, 2016 from Vic LaPorte of record in Instrument No. 20161221-0134307, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vic LaPorte, a married man by deed dated December 13, 2016 from Franklin C. Mason of record in Instrument No. 20161220-0133823, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3408 - B Marlborough Avenue, Nashville, TN 37212
(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/our hands this 8th day of October, 2021.

Luv Properties LLC

By: _____
Lynda Coxe-LaPorte, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, *Lynda Coxe-LaPorte ~~Vicki LaPorte~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Member of Luv Properties LLC and that she as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Member.

WITNESS my hand and seal this 8th day of October, 2021.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Phillips

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make 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 the 8 day of October, 2021.

_____ 10-8-21
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8 day of October 2021.

_____
Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JANUARY 10, 2023