THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-KL94-22

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 746194 DEEDWARR
10/28/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20211028-0145035

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Myrick	CMG Mortgage, Inc. dba CMG Financial	MAP
685 Bristol Creek Drive	3160 Crow Canyon Road, Suite 400	PARCEL 142-07-0J-685.00-CO
Nashville, TN 37221	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Kelli E. Bailey and Hunter M. Phelps, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abbey McDowd, unmarried and Seth Myrick, unmarried, as joint tenants with right of survivorship**

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:

Property situated in Davidson County, Tennessee:

Unit 685, Lot 15 of the Bristol Creek Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20171228-0131735, as amended at Instrument Nos. 20180301-001944441 and 20190607-0054760, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelli E. Bailey, a single woman and Hunter M. Phelps, a single man, as tenants in common with right of survivorship by Special Warranty deed from Vastland Northcrest Development, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180321-0026714 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018.

THIS CONVEYANCE IS SUBJECT TO: 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **685 Bristol Creek Drive, Nashville, TN 37221.**

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 our hand(s) this the 22nd day of October, 2021.

Kelli Bailey by Daniel Kris Wiatr, Attorney-in-Fact
Kelli Bailey by Daniel Kris Wiatr, Attorney- in- Fact

Hunter Phelps by Daniel Kris Wiatr, Attorney-in-Fact
Hunter Phelps by Daniel Kris Wiatr, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kelli Bailey**, as her Attorney in Fact, as the free act and deed of the within named **Kelli Bailey**.

Witness my hand and official seal this the 22nd day of October, 2021.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Hunter Phelps**, as his Attorney in Fact, as the free act and deed of the within named **Hunter Phelps**.

Witness my hand and official seal this the 22nd day of October, 2021.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Cassidy Llewellen, 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 10.22.21.

Affiant Signature

10.25.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of October, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

