Name and Address of New Owner:
Sydney E. Phillips
214 Disspayne Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 746309 DEEDWARR
10/28/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211028-0145202

Send Tax Bills To: Bond Mortgage, LLC.
318 Seaboard Lane, Ste 112+115
Franklin, TN. 37067

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 085-14-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Delmas A. Ryan, Sr and Teressa G. Ryan, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sydney E. Phillips, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Stanford Country Club Estates, of record in Plat Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Delmas A. Ryan, Sr and Teressa G. Ryan, husband and wife, by Warranty Deed from Loretta Lee Williams, a single woman, of record in Instrument No. 20181203-0117850, Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 03, 2018. (Value of consideration shown in aforementioned deed $195,000.00.)

Being also known as 214 Disspayne Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2021.

_____(SEAL)
Teressa G. Ryan

_____(SEAL)
Delmas A. Ryan, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teressa G. Ryan and Delmas A. Ryan, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

_____
Notary Public
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of October, 2021.

_____
Notary Public
My commission expires: 6/25/25

STEPHANIE LUNA NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

File No. GNT-21-1888

Certificate of Authenticity

I, Lauren Weber, 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 October 22, 2021.

Lauren Weber
Affiant Signature

October 22, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of October, 2021.

Deborah K. Devine
Notary's Signature
My Commission Expires: _____

Notary's Seal

