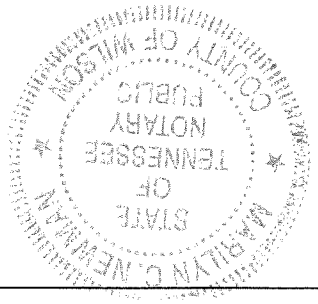
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Manjula P. Patel	Manjula P. Patel	
(NAME)	(NAME)	
27 Huntington Dr	27 Huntington Dr	075120F05800CO
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Bethany R. Brown Phillips and Joshua Phillips, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Manjula P. Patel, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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 58, a/k/a Unit 249, Tulip Cove Townhomes, as shown on plat of recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050250059119, as amended at Instrument No. 201205210043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bethany R. Brown, an unmarried woman by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated 11/29/2012 and recorded 12/06/2012, of record in Instrument 201212060112227, Register's Office for Davidson County, Tennessee.

The said Bethany R. Brown having since married is now known as Bethany R. Brown Philips. Bethany R. Brown and Bethany R. Brown Phillips is one in the same person.

The said Joshua Phillips joins in this conveyance to waive any and all rights he has in said property.

All matters shown on the Boundary plat of record in Plat Instrument 200505170055768, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 20050250059119, Amendments recorded in Instrument 200801030000699, and Instrument 201205210043906, Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed as recorded in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 10413, Page 841, Register's Office for Davidson County, Tennessee. Stromwater Dedication Agreement including terms and conditions thereof as recorded in Instrument 200406090068086, Register's Office for Davidson County, Tennessee. Grant of Easement including terms and conditions thereof as recorded in Instrument 201603010019393, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 777300 DEEDWARR
12/21/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20211221-0168430

202112210168430

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.

unimproved ☐

This is improved ☒ 735 Tulip Grove Road, Unit 249, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of December, 2021.

Bethany R. Brown Phillips

Bethany R. Brown Phillips

Joshua Phillips

Joshua Phillips

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bethany R. Brown Phillips and Joshua Phillips, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of December, 2021.

Notary Public:
My Commission Expires: 3-8-25



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 12-15-2021.

Tracey Trumphour
Affiant
Date: 12-15-2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY