PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62358
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradley Phillips Mia R. Phillips 3635 General Bate Drive Nashville, TN 37204	Direct Mortgage Loans, ISAOA/ATIMA 11011 McCormick Rd. Suite 400 Hunt Valley, MD 21031

TAX MAP PARCEL NUMBERS: 118134D00100CO

Karen Johnson Davidson County
Batch# 800128 **DEEDWARR**
02/03/2022 02:16:25 PM 3 pgs
Fees: $18.00 Taxes: $4,439.63

20220203-0012982

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,199,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Charles Shulman, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Phillips and Mia R. Phillips, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1 a/k/a 3627 "A" on the Plan of 3627 General Bate Cottages as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3627 General Bate Cottages of record in Instrument No. 20170802-0078533 and amended by Agreed Order to Release Lien Les Pendens of record in Instrument No. 20190611-0056194, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Charles Shulman by Warranty Deed from Improve Nashville, LLC, a Tennessee Limited Liability Company, dated January 31, 2020 and recorded on January 31, 2020 of record in Instrument No. 20200131-0011744, Register's Office for Davidson County, Tennessee.

Adama Fall Shulman, spouse of Adam Charles Shulman, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170802-0078533, amended by Agreed Order to release Lis Pendens of record in Instrument No. 20190611-0056194, said Register's Office, which Plan shows a minimum building setback line and easement to

which Plan reference is hereby made for a more complete description. All Matters shown in Book 1424, page 21, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 2017002-0078533, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3635 General Bate Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2022.

Adam Charles Shulman

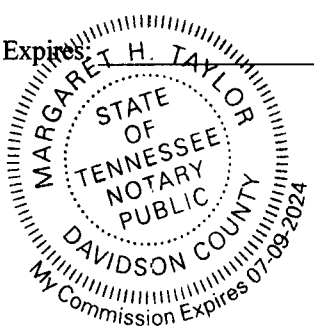
Adama Fall Shulman

State of Tennessee

County of Davidson

On this 31st day of January, 2022, before me the undersigned authority, personally appeared **Adam Charles Shulman and Adama Fall Shulman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,199,900.00.

Affiant

Sworn and subscribed before me this 2nd day of February, 2022.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

My Commission Expires: _____