WARRANTY DEED

Karen Johnson Davidson County
Batch# 808009 DEEDWARR
02/18/2022 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20220218-0018836

File No.: RES-21-5007-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Kirby Phillips	Highlands Residential Mortgage, Ltd.	091 07 0 511.00
(NAME)	(NAME)	
5007 B Tennessee Avenue Nashville, TN 37209	950 West Bethany Drive ste 800 Allen, TX 75013	
(ADDRESS)	(ADDRESS)	

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, I/WE, **OAK PROPERTY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HUNTER KIRBY PHILLIPS, SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 916, Block 142 on the Plat of No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Kenneth Hamilton, married, from Discover TN Realty, LLC, by Warranty Deed dated January 7, 2021, recorded January 20, 2021, in Instrument No. 20210120-0008466, corrected by Scrivener's Affidavit of record in Instrument No. 20210205-0017109, in the Register's Office of Davidson County, Tennessee. ALSO being part of the same property conveyed to Kenneth Hamilton, married, from Fannie J. Crowder, unmarried, by Quitclaim Deed dated February 2, 2021, recorded February 5, 2021, in Instrument No. 20210205-0017110, in the Register's Office of Davidson County, Tennessee.

Further being all of the same property conveyed Oak Property, LLC, a Tennessee limited liability company, from Kenneth Hamilton, married, by Quitclaim Deed dated February 12, 2021, recorded February 23, 2021, in Instrument No. 20210223-0022060, in the Register's Office of Davidson County, Tennessee. Oak Property, LLC is an Alabama limited liability company. A Scrivener's Affidavit to correct this error is recorded in Instrument No. 20220119-0007254, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5007 B Tennessee Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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), 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 hand(s) this 7th day of February, 2022

Oak Property, LLC, an Alabama Limited Liability Company

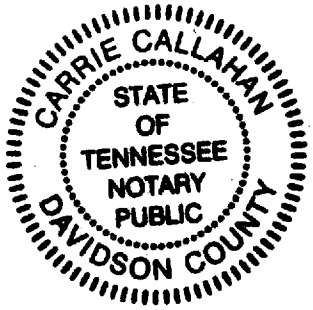
By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Oak Property, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 7th day of February, 2022.

_____
Notary Signature
My commission expires: 3/3/25



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Carrie Callahan, 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 February 7, 2022.

Carrie Callahan

Affiant Signature

2/7/22

Date

State of TENNESSEE
County of DAVIDSON

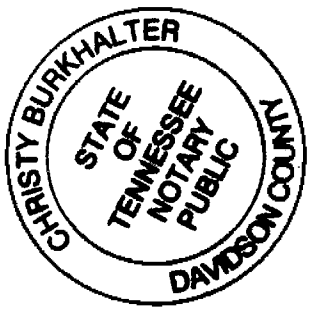
Sworn to and subscribed before me this 7 day of February, 2022.

Christy Burk

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal



File No. RES-21-5007-B