When recorded, return to:
Momentum Title, LLC.
318 Seaboard Lane Ste 115
Franklin, TN 37067

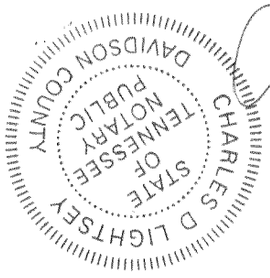
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16081-LW

Karen Johnson Davidson County
Batch# 835997 DEEDWARR
04/07/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220407-0040395

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Josephine Lindsey
Affiant



Subscribed and sworn to before me, this the 31st day of March, 2022.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Josephine Lindsey and Cheyenne Price 533 Annex Avenue Nashville, TN 37209	FirstBank 341 Cool Springs Blvd Ste 100 Franklin, TN 370647	090 12 0 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Rachel Thrasher, Executrix of the Estate of Betty S. Phillips, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Josephine Lindsey, an unmarried woman and Cheyenne Price, a married man, 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:

Being Lot No. 130 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, Page 22, Register's Office for said County.

Said Lot No. 130 fronts 69 feet on the northwesterly side of Annex Avenue and runs back between parallel lines 149 feet to a dead line.

Being the same property conveyed to James Riley Phillips and wife, Betty Jo Phillips by Warranty Deed from Harvey A. Reynolds and wife, Rachel M. Reynolds, of record in Book 4273, Page 656, Register's Office of Davidson County, Tennessee, dated September 27, 1968 and recorded on September 30, 1968. The said James Riley Phillips died June 26, 1999, leaving Betty Jo Phillips the surviving tenant by the entirety. The said Betty Jo Phillips died September 20, 2021, and pursuant to the terms of the Last Will and Testament of Bettie S. Phillips, devised the subject property to her Executrix, Rachel Davis, and directed that it be sold. Said Last Will and

Testament has been admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-2146.

The said Betty S. Phillips and Betty Jo Phillips are one and the same person.

The said Rachel Davis is now known and is one and the same person as Rachel Thrasher.

This is improved property located at: **533 Annex Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2022.

GRANTOR:

The Estate of Betty S. Phillips, deceased

By: _____
Rachel Thrasher, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rachel Thrasher, Executrix of the Estate of Betty S. Phillips, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2022.

_____
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 March 31, 2022.

Lauren Weber
Affiant Signature

March 31, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st day of March, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

