Karen Johnson Davidson County
Batch# 845450 DEEDWARR
04/26/2022 09:58:38 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220426-0047697

35780-9 Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$700,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc., 2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Philip J. Davis and Kimberly A. Davis **9064 Old Charlotte Pike** **Pegram, TN 37143**	**Mortgage Investors Group** **8320 E. Walker Springs Lane, Ste 200** **Knoxville, TN 37923**	**126-015.02**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Philip Davis Construction Company, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip J. Davis and Kimberly A. Davis, husband and wife,** 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:

Beginning at a point in the Westerly margin of Old Charlotte Rd, said point lying north 2 degrees East 2375 feet along the Westerly margin of said Road from the Northwest corner of the Intersection of said Road and U.S. Highway No. 70; thence North 88 degrees West 625 feet to a point; thence North 2 degrees 15 minutes East 150 feet to a point; thence South 88 degrees East 625 feet to the Westerly margin of said Road; thence with the Westerly margin of said Road South 2 degrees 15 minutes West 150 feet to the beginning.

Being the same property conveyed to Philip Davis Construction Company, LLC, a Tennessee limited liability company, by Warranty Deed from Angie Renee Kuka, married, recorded on June 18, 2019 in Instrument # 20190619-0058924, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

Permanent Easement for ingress and egress as set out in Book 11336, page 853., said Register's Office.

Charter for Philip Davis Construction Company, LLC, of record in Instrument No. 20021202-0148203., said Register's Office.

This is improved property, known as **9064 Old Charlotte Pike, Pegram, TN 37143**

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 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. 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 **25th** day of **April, 2022.**

Seller: Philip Davis Construction Company, LLC, a Tennessee limited liability company

By: _____
Name: Philip Davis
Its: Sole Member and Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Philip Davis, Sole Member and Owner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Sole Member and Owner** of **Philip Davis Construction Company**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Philip Davis** as **Sole Member and Owner.**

Witness my hand, at office at Nashville, Tennessee, this **25th** day of **April, 2022.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24