Karen Johnson Davidson County
Batch# 852866 DEEDWARR
05/10/2022 10:34:44 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220510-0053286

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William T. Wellons
205 Myatt Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Rocket Mortgage
1050 Woodward Ave
Detroit, Michigan 48226-1906

MORTGAGEE
Rocket Mortgage LLC
1050 Woodward Ave
Detroit, Michigan 48226-1906

MAP 043
GROUP 11 0
PARCEL 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Ron and Jackie Phipps Trust u/a/d June 1, 2020** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **William T. Wellons, a single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Archwood Acres, Section Two, as of record in Book 2331, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 135 feet on the easterly side of Myatt Drive and extends back 377.06 feet on the Northerly line and 215 feet on the Southerly line to a dead line, measuring 210 feet thereon.

Less and except the following property: Beginning at a point in the present easterly right-of-way line Myatt Drive at the Northwest corner of the Frey Lands; thence easterly along the Northerly line of the Frey lands, 11.5 feet to the new proposed easterly right-of-way line of Myatt Drive; thence Southerly along the new proposed right-of-way line of Myatt Drive, 135.5 feet to a point in the Southerly property line of the Frey Lands; thence Westerly along the Southerly property line of the Frey Lands 16.5 feet to Frey's Southwest corner; the same being in the Easterly right-of-way line of Myatt Drive; thence Northerly along the present right-of-way line of Myatt Drive, 135 feet to the point of beginning.

Being the same property conveyed to Ronald A. Phipps, Unmarried, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, dated December 1, 2009 and filed of record December 3, 2009 in Instrument No. 20091203-0110670, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim to The Ron and Jackie Phipps Trust u/a/d June 1, 2020, dated June 1, 2020, and filed of record June 10, 2020 in Instrument No. 20200610-0059450, said Register's Office.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of the Plan of Archwood Acres, Section Two, of record in Book 2331, Page 12, said Register's Office.

3. Any and all restrictions, conditions, and easements of record.

This is improved property known as 205 Myatt Drive, Madison, Tennessee 37115.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William T. Wellons, a single man, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 5th day of May, 2022.

The Ron and Jackie Phipps Trust u/a/d June 1, 2020

By: Ron Phipps, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ron Phipps,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee** of **The Ron and Jackie Phipps Trust u/a/d June 1, 2020,** the within named bargainor, , and that he as such Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Trust as such Trustee.

WITNESS my hand and official seal at office this 5th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The Ron and Jackie Phipps Trust u/a/d June 1, 2020

By: Jackie Phipps, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jackie Phipps,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee** of **The Ron and Jackie Phipps Trust u/a/d June 1, 2020,** the within named bargainor, , and that he as such Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Trust as such Trustee.

WITNESS my hand and official seal at office this 5th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $425,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY