Karen Johnson Davidson County
Batch# 854151 DEEDWARR
05/12/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220512-0054650

WARRANTY DEED

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

JM-BMR-22-448

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phaze 2, LLC	**NEW OWNER** - Phaze 2 LLC	
(NAME)	(NAME)	
448 Roger Williams Ave	3908 Lebanon Pike # 8145,	**071-02-0-113.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Hermitage, TN, 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CALLIE I. WHITEFIELD, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHAZE 2, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 31-A Zone Lot Division of Lot 31 of the resubdivision of Lot 31 on the Plan of John J. Rucker Subdivision of record in Plat Book 6250, Page 651, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Callie I. Whitefield by Quit Claim deed from Stanley W. and wife, Ruby M. Miller of record in Book 7570, page 898, Register's Office for Davidson County, Tennessee, dated June 08, 1988 and recorded on June 13, 1988.

Durable General Power of Attorney for Callie I. Whitefield is of record in Instrument No. 20220421-0046432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 6250, Page 651, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **448 Roger Williams Ave, Nashville, Tennessee 37207**.

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(S), 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 the 18th DAY OF APRIL, 2022.

Callie I Whitefield, by Janice Kidd Attorney in fact
Callie I. Whitefield
by Janice Kidd as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice Kidd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CALLIE I. WHITEFIELD, and who acknowledged he/she/they executed the same as the free act and deed of the said CALLIE I. WHITEFIELD.

Witness my hand and official seal, this the 18th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 4-18-22.

Affiant Signature

5-3-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-3-22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23