# WARRANTY DEED

Karen Johnson Davidson County
Batch# 856435 DEEDWARR
05/17/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20220517-0056505

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2022-0573

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew J. Phillips and Jessica Y. Kain | Legacy Mutual Mtg. | 161-10-0B-089.00-CO |
| (NAME) | (NAME) | |
| 5420 Hunters Ridge | 3503 Paesanos Pkwy. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | San Antonio TX 78231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer O. Walker and Marshall Walker, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JOSEPH PHILLIPS AND JESSICA YOSHIKO KAIN, 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:

**Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Second Revision, Phase Six Villages of Brentwood of record in Plat Book 6900, Page 316, 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 Jennifer O. Walker and Marshall Walker, wife and husband by Warranty deed from Martitla D. Laurendine, unmarried of record in Instrument No. 20190510-0043974 Register's Office for Davidson County, Tennessee, dated May 09, 2019 and recorded on May 10, 2019.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee. Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, as amended in Book 7599, page 914, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 5753, Page 913, in the Register's Office for Davidson County, Tennessee. Easement conveyed to TVA of record in Book 2338, Page 222 and Book 2335, page 221, in the Register's Office for Davidson County, Tennessee. Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508, in the Register's Office for

Davidson County, Tennessee. Easement for water Main of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5420 Hunters Ridge, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 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 3rd DAY OF May, 2022.

Jennifer O. Walker

Marshall Walker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jennifer O. Walker and Marshall Walker, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of May, 2022.

Notary Public

My commission expires: 4/24/23

(SEAL) Amelia Swanson State of Tennessee Notary Public Williamson County

**True Copy Certification**

I, Yvette Meldrum, 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 May 5, 2022.

Affiant Signature _____

May 5, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of May 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024