Karen Johnson Davidson County
Batch# 864883 DEEDWARR
05/31/2022 02:08:14 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220531-0062713

Warranty Deed

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 25th day of May, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
		135-12-0A-022.00-CO
Carmillia Almodovar Garcia	Legacy Home Loans LLC dba Steadfast Mortgage	135-12-0A-085.00-CO (Garage Unit 2021 G)
2045 Nashboro Blvd	1036 Stearman Drive, Suite 6	
Nashville, TN 37217	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW T. PHILLIPS, A MARRIED MAN, AND THOMAS J. PHILLIPS, JR. AND CYNTHIA PHILLIPS, HUSBAND AND WIFE, AS JOINT TENANTA WITH RIGHTS OF SURVIVORSHIP BETWEEN THEM,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARMILLIA ALMODOVAR GARCIA, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Unit No. 2045, together with Garage Unit 2021 G, on the Master Plan of Nashboro Village Twelve Condominiums, as shown by plat appearing of record in Plat Book 4675, Page 121, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for complete details of said unit.

Being the same property conveyed to Matthew T. Phillips, a single person (as to 50% interest), Thomas J. Phillips Jr., and Cynthia Phillips, married couple husband and wife (as to 50% interest), as joint tenants with rights of survivorship between them by Warranty deed from Eric A. Nelson and Karla J. Nelson, husband and wife of record in Instrument No. 20160830-0090986 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 30, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2045 Nashboro Boulevard, Nashville, TN 37217, but 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: GP-22-2045

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of May, 2022.

Matthew T. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew T. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Witness my hand and seal this 25th day of May, 2022.

Notary Public

My Commission Expires: 3·3·25

Thomas J. Phillips, Jr.

STATE OF NEW YORK
COUNTY OF ONONDAGA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas J. Phillips, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 day of May, 2022.

Notary Public

My Commission Expires: 6/25/2023

LISA M WELCH
NOTARY PUBLIC STATE OF NEW YORK
ONONDAGA
LIC. #01WE6060394
COMM. EXP. 06/25/2023

Cynthia Phillips
Cynthia Phillips

STATE OF NEW YORK
COUNTY OF ONONDAGA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cynthia Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 day of May, 2022.

Notary Public

LISA M WELCH
NOTARY PUBLIC STATE OF NEW YORK
ONONDAGA
LIC. #01WE6060394
COMM. EXP. 06/25/2023

My Commission Expires: 6/25/2023

Erin Phillips, spouse of Matthew T. Phillips, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Erin M. Phillips
Erin Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erin Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of May, 2022.

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25