Karen Johnson Davidson County
Batch# 866159 DEEDWARR
06/02/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20220602-0063493

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $438,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of May, 2022.

Carmen Coats
Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Forrest Phillips	MOVEMENT MTG	087-05-0A 041.00
5939 Colchester Dr	8024 CALVIN HALL RD	
Hermitage, TN 37076	INDIANLAND, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHERYL L. JETT, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FORREST PHILLIPS AND AMBERLE PHILLIPS, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Farmingham Woods, Phase II, Section I, of record in Book 7900, page 306, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 94 fronts 38.64 feet on the southerly margin of Colchester Drive and extends back 120.00 feet on the easterly line and 119.69 feet on the westerly line to a dead line in the rear, measuring 46.98 feet thereon.

Being the same property conveyed to Jerry Jerome Jett and spouse, Cheryl L. Jett, by deed dated 10/11/1996, from Bruce N. Seawood, married (joined by spouse Shirlean Seawood, for purpose of conveyance), of record in Book 10227, page 811, Register's Office for said County. The said Jerry Jerome Jett having since died on October 22, 2019.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5939 Colchester Dr, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of May, 2022.

Cheryl L. Jett

Cheryl L. Jett

STATE OF La
COUNTY OF East

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl L. Jett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.



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

My commission expires: at Death

Notary Public

THOMAS R. FREEMAN
NOTARY PUBLIC NO. 31945
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
My Commission is for Life

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 27, 2022 (date of document).

Affiant Signature

May 27, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL