Karen Johnson Davidson County
Batch# 871416 DEEDWARR
06/14/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20220614-0067722

WARRANTY DEED

NICHOLAS BURRAGE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 18, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF June 20 22.

Notary Public

MY COMMISSION EXPIRES: May 18, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 9200 East Hampton Drive	(NAME)	
(ADDRESS) Capitol Heights, MD 20743	(ADDRESS)	
(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, **Verdell B. Phillips, a widow,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 49 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office of Davidson County, Tennessee. Said Lot No. 49 fronts 65 feet on the Northeasterly side of Boatner Drive and extends back 183.9 feet on the Southeasterly line and 167.4 feet on the Northwesterly line, to a dead line in the rear on which it measures 67 feet.

*Fite Reed Phillips, having predeceased Verdell B. Phillips, leaving Verdell B. Phillips as the sole remaining tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haynes Manor, Section 1, as recorded in Plat Book 3600, Page(s) 85; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3829, Page 720 and Amendment recorded in Book 3840, Page 404, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3810 Boatner Dr. Nashville, TN 37207
(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 hand this 7th day of June, 2022

Verdell Phillips
Verdell B. Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Verdell Phillips,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of June, 2022

Jacqueline G Brown
Notary Public

My Commission Expires: 11/2/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Katelynn King, 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 6/8/2022.

Date

Katelynn King

Affiant Signature

6/8/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 8 day of June, 20 22.

Notary's Signature

My Commission Expires: May 18, 2025

Date

Notary's Seal (if on paper)



