THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns
SPENCER FANE BONE MCALLESTER
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 872492 DEEDWARR
06/16/2022 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220616-0068840

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	TAX INFORMATION:
The Twins Trust 100 Hillwood Drive West Nashville, TN	Same	Parcel Id No. 103-14-0-006.00

KNOW ALL MEN BY THESE PRESENTS that FRANK P. PHILLIPS, III and ANNA R. PHILLIPS, hereinafter "Grantors", hereby transfer and convey unto THE TWINS TRUST u/t/a dated June 10, 2022, hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee being Lot(s) 9, as shown on the map entitled Hillwood Terrace, of record in Plat Book 2663, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Frank P. Phillips, III and Anna R. Phillips (f/k/a Anna K. Reed), husband and wife by Warranty Deed from Curtis J. Thorne and Heather N. Thorne, husband and wife, of record as Instrument No. 2160830-0090930, in the Register's Office for Davidson County, Tennessee.
>
> This property is commonly known as 100 Hillwood Drive West, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 10th day of June 2022.

GRANTORS:

FRANK P. PHILLIPS, III

ANNA K. REED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared FRANK P. PHILLIPS, III and ANNA K. REED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of June 2022.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/2/24

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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 June 10, 2022.

Jonathan R. Burns

Date: June 10, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of June 2022.

F. E. GIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 9/2/24.