Karen Johnson Davidson County
Batch# 875856 DEEDWARR
06/22/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220622-0071227

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to me on 06/15/22.

NOTARY PUBLIC

My Commission Expires: 8-20-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marta Palombo 7277 Charlotte Pike, Unit 103 Nashville, Tennessee 37209	Go Mortgage, LLC 15430 W Capitol Drive Brookfield, WI, 53005	114-08-0C-029.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bridget Phillips and husband, Jamie Phillips, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Marta Palombo, an unmarried woman, and Alessandra Brisotto and Paolo Palombo, spouses married to each other, as joint tenants, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 29 on the plan of West Park Homeowner's Association, Inc., as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of West Park Homeowner's Association, Inc., a Horizontal Property Regime with Private Elements of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to BRIDGET A. FROSINA, SINGLE, by deed from DAVID T. HOBBS AND KATHRYN G. HOBBS, HUSBAND AND WIFE, of record in Instrument No. 20170927-009880, dated September 22, 2017, said Register's Office.
>
> BRIDGET A. FROSINA has since married and is now known as BRIDGET PHILLIPS. Jamie Phillips, spouse of BRIDGET PHILLIPS, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to BRIDGET PHILLIPS.

This is improved property known as 7277 Charlotte Pike, Unit 103, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 our hands on 06/15/22.

Bridget Phillips

Jamie Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/15/22, before me personally appeared Jamie Phillips and Bridget Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/15/22.

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 15, 2022 (date of document).

Affiant Signature

June 16, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY