(V)

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Ann Phillips Strinich, Trustee of The Cynthia Ann Phillips Strinich Revocable Living Trust u/a/d April 22, 2022	Same as new owner	105-10-0-036.00
(NAME)	(NAME)	
7713 Scenic River Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 877050 **DEEDWARR**
06/24/2022 09:05:08 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00

20220624-0072211

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Powell W. Phillips, Jr.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Ann Phillips Strinich, Trustee of The Cynthia Ann Phillips Strinich Revocable Living Trust u/a/d April 22, 2022,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 1 on the Plan of the Resubdivision of a Part of Lot #1 on the Map of Waverly Place of record in Book 4595, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich, as tenants in common, by Quitclaim Deed, dated June 10, 2021, from Powell W. Phillips, Jr. and Cynthia Ann Phillips Strinich, Trustees of The Powell W. Phillips Family Trust and Trustees of The Lizzie Mae Phillips Family Trust and Allen D. Lentz, Trustee, of record in Instrument No. 20210618-0082300, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1909 8th Ave. S., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 57, page 95 and Book 4595, page 170; restrictions of record in Book 4220, page 723 and Book 4679,

page 858; encroachment exceptions of record in Book 3962, page 237, and Book 2147, page 197; Lease agreement and right of first refusal of record in Book 5024, page 876 assignment and assumption of lease of record in Book 6488, page 916 memorandum of lease extension and modification agreement of record in Book 10395, page 784 assignment of lease of record in Instrument No. 20060111-0004555 and memorandum of lease of record in Instrument No. 20140310-0020090; all of record in the Register's Office for Davidson County, Tennessee.

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 22nd day of June, 2022.

Powell W. Phillips, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Powell W. Phillips, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2022.

Notary Public
My Commission Expires:

File No.: 36336

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026