THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641457**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,450,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2022. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

Karen Johnson Davidson County
Batch# 881761 DEEDWARR
06/30/2022 10:38:32 AM 2 pgs
Fees: $13.00 Taxes: $12,765.00

20220630-0075977

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Nelson, Trustee PO Box 1343 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 145-04-0-051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Lee Phillips and Sherre Florence Phillips, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Nelson, Trustee of 1031 Tyne Trust u/a/d February 15, 2022** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3 , as shown on the map entitled Final Plat Resubdivision of Lots 3 & 4 Overton Lea H ome, of record in Plat Book 7900, page 732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with a 40 foot access easement as shown on the aforesaid Plat of Resubdivision of Lots 3 & 4 Overton Lea H ome

Being the same property conveyed to DANIEL LEE PHILLIPS AND WIFE, SHERRE FLORENCE PHILLIPS, by deed from ROBERT HILTON WICKHAM AND WIFE, CYNTHIA C. WICKHAM, of record in Book 9371, page 798 , dated May 27, 1994 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 145-04-0-051.00.

Matters shown on the Plan of record in Plat Book 7900, page 732, said Register's Office.

Easement for Bridal Path of record in Book 1133, page 572, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6581, pages 71 and 74, said Register's Office.

This is improved property located at 1031 Tyne Boulevard Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2022.

Daniel Lee Phillips

Sherre Florence Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Lee Phillips and Sherre Florence Phillips, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2022.

Notary Public

My Commission Expires: _____

