WARRANTY DEED

Karen Johnson Davidson County
Batch# 904371 DEEDWARR
08/17/2022 10:23:19 AM 2 pgs
Fees: $13.00 Taxes: $55.50

20220817-0093147

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF KNOX

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Sarah Charles
AFFIANT

Subscribed and sworn to before me this the 12 day of August, 2022.

Lisa K. Orr
NOTARY PUBLIC

My commission expires:

11-1-25

LISA K. ORR
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Admiral Title, Inc., 8517 Kingston Pike, Knoxville, TN 37919

File # 223300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Land Buy Hub, LLC	Land Buy Hub, LLC	
(NAME)	(NAME)	
625 E Twiggs St Ste 110 PMB 97943	625 E Twiggs St Ste 110 PMB 97943	121-00-0-042.00
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602	Tampa, FL 33602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Delores J. Phillips, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Land Buy Hub, LLC**, a Florida Limited Liability Company, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
TRACT 1:

A tract of land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee:

BEGINNING at a point in the center line of a private roadway said point being South 1 degree 45 minutes West, 438.3 feet from the Northwest corner of the property conveyed to W. T. Hall and wife, Annie L. Hall by deed from James McKnight and wife, of record in Book 1345, page 502, Register's Office for said County, said point being North 1 degree 45 minutes East from a point in the Northerly line of the property conveyed to Lonnie Richardson and wife, by deed from George T. Burnette and wife, of record in Book 2300, page 419, said Register's Office; thence South 87 degrees 45 minutes East 125 feet to a point; thence North 1 degree 45 minutes East 90 feet to point; thence North 87 degrees 45 minutes West 125 feet to a point in the center line of said private roadway; thence with the center line of the same, South 1 degree 45 minutes West 90 feet to the point of beginning.

TRACT 2:

A tract of land in the 3rd Civil District, formerly the 2nd, of Davidson County, Tennessee:

BEGINNING at a point, South 87 degrees 45 minutes East, 125 feet from the center line of a private roadway, said point being the Easterly common corner of property conveyed to James Edward Bailey, et ux, by deed of record in Book 2877, page 205, Register's Office for Davidson County, Tennessee, and property conveyed to

Value Mae Reynolds by deed of record in Book 2921, page 1, said Register's Office; thence South 87 degrees 45 minutes East, 163 feet; thence North 1 Degree 45 minutes East 90 feet; thence North 87 degrees 45 minutes West, 163 feet; thence South 1 degree 45 minutes West 90 feet, with the line of Bailey, to the point of beginning.

THE FOLLOWING INFORMATION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND NO TITLE INSURANCE COVERAGE WILL BE PROVIDED CONVERNING THE SAME:

Being the same property conveyed to Delores J. Phillips, her successors and assigns, by deed dated August 1, 1991, and recorded August 2, 1991, from James E. Phelps, of record in Book 8412, Page 344, and being the same property conveyed to Delores J. Phillips, her successors and assigns, by deed dated August 1, 1991, and recorded August 2, 1991, from James E. Phelps, of record in Book 8412, Page 346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

DESIGNATED as Tax ID: 121-00-0-042.00

This is
unimproved ☐
improved ☒ property known as 2493 Pulley Rd, Nashville, TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12 day of August, 2022.

Delores J Phillips
Delores J. Phillips

STATE OF Tennessee
COUNTY OF Dickson

BEFORE ME, the undersigned authority, a notary of the aforesaid County and State, personally appeared **Delores J. Phillips**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 12 day of August, 2022.

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lindsay Frederick
Notary Public

My Commission Expires:
09-02-2024