Karen Johnson Davidson County
Batch# 912851 DEEDWARR
09/06/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220906-0099959

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Actual consideration or value, whichever is greater is $235,000.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2022.

Notary Public
My commission expires:

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Leland Eugene Willis, Jr.<br>514 Thomas Jefferson Circle<br>Madison, TN 37115 | Same | 034-05-0A 036.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY C. PHELPS AND JEWELL E. PHELPS,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LELAND EUGENE WILLIS, JR.,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 36, Monticello Manor, a Planned Unit Development, as of record in Book 6250, page 551, Register's Office for said County, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harry C. Phelps, III and Jewell E. Phelps by deed dated 12/09/1993, from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9186, page 1, Register's Office for said County.

The deed from Harry C. Phelps, III, to Jewell E. (Phelps) Johnson and Phillip G. Johnson of record in Book 11104, page 881, is null and void as the Grantor signature is not present leaving the property vested in Harry C. Phelps, III and Jewell E. Phelps. The said Phillip G. Johnson referenced in the voided deed has since died in 1999.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 514 Thomas Jefferson Circle, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 31st day of August, 2022.

Harry C. Phelps

Jewell E. Phelps Johnson

**STATE OF** VIRGINIA
**COUNTY OF** LOUISA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Harry C. Phelps and Jewell E. Phelps Johnson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2022.

My commission expires: 4-30-2023

Notary Public

RICHARD D JOHNSTON
Notary Public
Commonwealth of Virginia
Registration No. 7857589
My Commission Expires Apr 30, 2023

**Tennessee Certification of Electronic Document**

I, Linzulem, 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 6/31/2022 (date of document).

Affiant Signature

9/06/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06 day of September, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL