Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS 22 4301

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of OCT, 2022.

Notary Public
My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission

Karen Johnson Davidson County
Batch# 927067 DEEDWARR
10/07/2022 02:59:55 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20221007-0110830

Address of New Owner:	Send Tax Bills to:	Tax Information
Jim Philippi	New Owner	086-16-0-033.00
4301 Central Valley Dr	829 Tall Oak Trail	
Hermitage, TN 37076	Mount Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jasma Taylor,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jim Philippi, married,** 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:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section One, Revised, Valley Grove, as of record in Plat Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel Day, a married person, and Katlyn Day, a married person, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3, dated March 23, 2015 of record as Instrument No. 20150422-0036086, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jasma Taylor by Warranty Deed from Daniel Day and Katlyn Day, husband and wife, dated October 3, 2022 of record as Instrument No. 20221005-0109860 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4301 Central Valley Dr, Hermitage, TN 37076

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of October, 2022.

Jasma Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jasma Taylor,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 3rd day of October, 2022.

Notary Public

My Commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022097535