Karen Johnson Davidson County
Batch# 937985 DEEDWARR
11/04/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20221104-0119108

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-19335-RC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $464,900.00.

Affiant

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

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

Notary Public
My Commission Expires: 3/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hunter Cole Levan and Kimberly Phung 1304 Scarcroft Lane Nashville, TN 37221	Lending Hand Mortgage, LLC ~~116 East Cedar Street~~ ~~Goodlettsville, TN 37072~~ 510 Lentz Drive Madison, TN 37115	141-05-0A-194-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kayla R. Phillips, and Dustin Beebe, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hunter Cole Levan, and Kimberly Phung, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs 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. 194 on the Plan of Final Plat, Avondale Park, Phase 2, Section 3B of record in Instrument No. 20110208-0011099, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kayla R Phillips and Dustin Beebe, wife and husband, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 19, 2014 and recorded on March 20, 2014, of record in Instrument No. 20140320-0023037, Register's Office for Davidson County, Tennessee.

This is ☑ improved or ☐ unimproved property located at: **1304 Scarcroft Lane, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of November, 2022.

GRANTOR:

Kayla R. Phillips

Dustin Beebe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kayla R. Phillips and Dustin Beebe,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of November, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202211040119108

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/3/22 (date of document).

Affiant Signature

11/4/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4 day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY