Karen Johnson Davidson County
Batch# 938019 DEEDWARR
11/04/2022 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20221104-0119157

This Instrument Prepared By:
Thomas M. Hutto Esq.
Dale, Hutto & Lyle, PLLC
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **HUNTER DEBERRY AND WIFE, LAUREN DEBERRY,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **TIMOTHY SCOTT PHILLIPS, AN UNMARRIED MAN, AND JOANNA B. ADKISSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Land in Davidson County, Tennessee being Lot No. 117 on the Plan of Haileywood Estates, Section VI of record in Plat Book 2331, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 117 fronts 116 feet on the Northwesterly side of Devon Drive and extends back 209.6 feet on the Northeasterly line and 205.3 feet on the Southwesterly line, to a dead line in the rear on which it measures 158 feet.

Being the same property conveyed to Hunter DeBerry and wife, Lauren DeBerry by Deed dated September 10, 2021 from Samuel McCullogh Keith, III and wife, Natalie Harrison Keith, recorded September 13, 2021, in Instrument Number 20210913-2101952, in the Official Records of Davidson County, Tennessee.

This property is shown on the tax records of Davidson County, Tennessee as Map 146-15-0-036.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; restrictions of record in Book 2634, Page 612; Book 3483, Page 358; and Book 4415, Page 512, Register's Office of Davidson County, Tennessee; all matters shown on plat of record in Plat Book 2331, Page 158, Register's Office of Davidson County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 4th day of November, 2022.

Hunter DeBerry

Lauren DeBerry

STATE OF TENNESSEE
COUNTY OF MAURY

On this 4th day of November, 2022, before me personally appeared **HUNTER DEBERRY AND WIFE, LAUREN DEBERRY,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of November, 2022.

Notary Signature
My commission expires: June 10, 2023

BEVIN W. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$825,000.00.**

Affiant

Sworn and subscribed to before me,

4th day of November, 2022.

Notary Public

BEVIN W. LYLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires: June 16, 2025

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

Timothy Phillips
1040 Devon Drive
Nashville, TN 37220

NAME AND ADDRESS OF PROPERTY OWNERS:

Same

MAURY COUNTY
TITLE COMPANY, INC.
Real Estate. Real Attorneys. Real Simple.

805 South Garden Street
P.O. Box 2012
Columbia, TN 38402-2012
Phone (931) 388-4487
Fax (931) 381-3748
www.maurycountytitle.com

Tennessee Certification of Electronic Document

I, Beau W. Lyle, 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 11-4-22 (date of document).

Affiant Signature

11-4-22
Date

State of Tennessee
County of Maury

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

Notary's Signature

My commission expires: 06-20-2025

NOTARY'S SEAL

BRITTANY BREWER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY