Karen Johnson Davidson County
Batch# 953438 DEEDWARR
12/20/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20221220-0131356

Warranty Deed

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2022.

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gabriel Kirshoff Otilia Kirshoff	New Owner(s)	161-09-0-152.00
5530 Thalman Drive	same as new	
Brentwood, TN 37027	owners	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW CLIFFORD PHILLIPS, ADMINISTRATOR OF THE ESTATE OF ELMER FRANKLIN PHILLIPS WHOSE ESTATE HAS BEEN PROBATED IN CASE NO. 22P1609 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GABRIEL C. KIRSHOFF AND OTILIA N. KIRSHOFF, 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 situated in Davidson County, Tennessee:

Being Lot Number 62-B, on the Plan of Zone Lot Division Lot 62, Brentwood Meadows Section Three, as shown on plat of record in Plat Book 6250, Page 555, amended in Plat Book 6900, Page 809, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elmer Phillips, a married man by Warranty deed from John T. Crunk, Jr., married of record in Instrument No. 20041005-0120158 Register's Office for Davidson County, Tennessee, dated September 28, 2004 and recorded on October 05, 2004.

Said Elmer Phillips having since died intestate on July 22, 2022. The estate of Elmer Franklin Phillips has been probated in Case No. 22P1609 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, naming Matthew Clifford Phillips as the Administrator of the estate.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5530 Thalman Drive, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of December, 2022.

Estate of Elmer Franklin Phillips

By: _____
Matthew Clifford Phillips, Administrator

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Clifford Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator of the Estate of Elmer Franklin Phillips, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2022.

Shannon Bouvier Glaze
Notary Public

My Commission Expires: 11/3/2024

SHANNON BOUVIER GLAZE
Notary Public
Alabama State at Large
My Commission Expires Nov 3, 2024

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 12/16/22 (date of document).

Jessica Gebhart
Affiant Signature

12/20/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

