Karen Johnson Davidson County
Batch# 962766 DEEDWARR
01/20/2023 08:16:09 AM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20230120-0004553

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $762,000.00 Affiant Subscribed and sworn to before me This 11th day of January, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Phonaccount **510 S. Main Street** **Springfield, TN 37172**	**New Owner**	**069 16 0 199.00** **069 16 0 039.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **A. Michelle Poss, Successor Trustee of the 2012 Utley Trust** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Phonaccount, a Tennessee General Partnership,** (the "Grantee"), Grantees' successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly describes as follows:

Beginning at an iron pin found on the westerly margin of Hydes Ferry Road, said point being the southeast corner of this tract and also being the northeast corner of a tract owned by Luke Richard Skidmore (Instrument No. 201412090112846, R.O.D.C, TN); thence leaving the margin of said road with the line of Skidmore for the next two calls, S58°02'41"W 119.99' to an iron pin found; thence S29°11'09"E 103.34' to an iron pin found, a corner to RHB LLC (Instrument No. 201707180072401 R.O.D.C TN); thence continuing with said

RHB LLC's line for the next two calls; S57°28'08"W 189.01' to a concrete monument; thence N43°04'03"W 249.00' to an iron pin set, a corner to Shirley Reynolds (Instrument No. 200501280010601 R.O.D.C. TN); thence with Reynolds line N38°19'09"E 159.82' to an iron pin found, a corner to Andrea M. Stevens (Instrument No. 201804200037402 R.O.D.C TN); thence with Stevens line for the next three calls; S51°45'18"E 78.00' to an iron pin found; thence N37°29'58"E 62.84' to an iron pin found; thence N57°32'53"E 125.64' to an iron pin set in the westerly margin of said Hydes Ferry Road; thence with the margin of said road S32°12'15"E 142.91' to the point of beginning containing 1.70 acres more or less. Being described according to a survey by J. Bruce Rainey # 823, Bruce Rainey and Associates, 116 Maple Row Boulevard, Hendersonville, Tennessee 37075, 615-822-0012, Jbr823116@gmail.com dated August 15, 2022 and known as Job No. 220183.

Being the same properties conveyed to James Utley, II, Edgar James Utley IV, and Christopher Vincent Utley, Trustees of the 2012 Utley Trust, with full power to sell, transfer and convey, by Quitclaim Deed from James Utley, II, Edgar James Utley, IV, and Christopher Vincent Utley, Trustees of the James Utley, II Trust, of record in Instrument No. 20121107-0103003, said Register's Office of Davidson County, Tennessee.

A. Michelle Poss was named Successor Trustee and replaced all previous Trustees on March 5, 2021, by Order of the Seventh Circuit Probate Court of Davidson County, Tennessee, of record in Case Number 15P884. These properties were approved for sale by an Order Approving Contract for Sale of Real Property of the Seventh Circuit Probate Court of Davidson County, Tennessee, of record in Case Number 15P884.

These real properties are commonly known as 0 and 3803 Hydes Ferry Road, Nashville, Tennessee 37216.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable, as to parcel 1 and 2.
2. Subject to all matters on the recorded plat by Ernes Davis, Surveyor, dated October 18, 1969, as to parcel 1.
3. Subject to a means of ingress and egress to a dedicated public road, as to parcel 1.
4. Certificate of the 2012 Utley Trust dated September 16, 2012 recorded in Instrument No. 20170123-0006870, as to parcel 1 and 2.
5. Subject to Notice of Lien Lis Pendens recorded in Instrument No. 20180123-0006902, as to parcel 1 and 2.
6. Easement of record in Book 4041, Page 176, said Register's Office, as to parcel 2.
7. Easement for the right-of-way for Old Hyder (Hydes) Ferry Turnpike, as to parcel 2.

TO HAVE AND TO HOLD the said real properties with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Properties to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 11th day of January, 2023.

Grantor: 2012 Utley Trust

A. Michelle Poss as Successor Trustee of the 2012 Utley Trust

A. Michelle Poss, as Successor Trustee of the 2012 Utley Trust

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **A. Michelle Poss, Successor Trustee of the 2012 Utley Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Successor Trustee of the 2012 Utley Trust**, and as such **Successor Trustee,** acknowledged the she is authorized to execute the foregoing instrument on behalf of **the 2012 Utley Trust,** the within named bargainor, and that she, as such **Successor Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **A. Michelle Poss, as Successor Trustee of the 2012 Utley Trust.**

WITNESS my hand and official seal at Nashville, Tennessee, this 11th **day of** January **, 2023.**

William Altus Pryor

Notary Public

My Commission Expires:

