Karen Johnson Davidson County
Batch# 963157 DEEDWARR
01/20/2023 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $358.90
20230120-0004798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/9/2023
(AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

File #23-PA-1032-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillips Builders, LLC	**New Owner**	
(NAME)	(NAME)	
2819 Bransford Ave.		**085-14-0B-021.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER CHRISTY WEBB AND JEFFREY PAUL HYATT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIPS BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of Final Plat of Donelson Downs, a Planned Unit Development of record in Plat at Instrument No. 20190221-0015852, 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 Jennifer Christy Webb and Jeffrey Paul Hyatt, wife and husband by Warranty deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20200107-0001918 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 07, 2020 and Scrivener' s Affidavit of Correction recorded on February 10, 2020 in Instrument No. 20200210-0014745. (Value of consideration shown in aforementioned deed $500,000.00.)

This conveyance is subject to:
*Easements or claims of easements not shown by the Public Records.
*Subject to all matters shown on the Plan of record in Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20190423-0037390, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
*Charter of Donelson Downs Owners Association, Inc. of record in Instrument No. 20190423-0037389, Register's Office for Davidson County, Tennessee.
*Easement(s) for Water Mains of record in Book 722, Page 303 and Book 722, Page 328, Register's Office for Davidson County, Tennessee.

*Restriction set out in Deed of record in Book 1102, Page 139, Register's Office for Davidson County, Tennessee.
*Warranty Deed and Flowage Easement of record in Book 2278, Page 316, in the Register's Office for Davidson County, Tennessee.
*Easement(s) to the State of Tennessee of record in Book 4758, Page 444, Book 4764, Page 804 and Book 4828, Page 296, Register's Office for Davidson County, Tennessee.
*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4786, Page 795, Book 4786, Page 798, Book 5180, Page 988, Book 5182, Page 563 and Book 5275, Page 537, Register's Office for Davidson County, Tennessee.
*Agreement for Dedication Easement for construction of Sanitary Sewers and/or Drainage Improvements or Water Mains of record in Book 8059, Page 492, Register's Office for Davidson County, Tennessee.
*Easement(s) to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20031203-0173516, Instrument No. 20031203-0173518, Instrument No. 20040109-0003634 and Instrument No. 20040109-0003644, Register's Office for Davidson County, Tennessee.
*Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180418-0036711, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is X **unimproved** ~~X~~ **improved** property known as: **1032 Nave Court, Nashville, TN 37214**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 20th day of January, 2023.

Jennifer Christy Webb

Jeffrey Paul Hyatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2023, before me personally appeared Jennifer Christy Webb, 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 20th day of January, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2023, before me personally appeared Jeffrey Paul Hyatt, 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 20th day of January, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 1/20/2023.

Jennifer A Hoffman
Affiant
Date: 1/20/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 20th day of January, 2023

Brenda Shelby
Notary Public

My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023