Karen Johnson Davidson County
Batch# 980738 DEEDWARR
03/14/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,233.95
20230314-0018549

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-02-437
Parcel ID: 103 15 0B 160.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Damilola Phillips and Alicia Stallings 320 Culpepper Ct Brentwood TN 37027	New Owner	Map/Parcel 103 15 0B 160.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Ruth Turano Jacobs, as Executrix of the Estate of Virgina Delmas Odil, and, as Devisee of the Last Will and Testament of Virginia D. Odil** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Damilola Phillips and Alicia Stallings, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4487 Post Place #160, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:Land in Davidson County, Tennessee, being Unit No. 160 of Lion's Head Condominium, a Condominium or Horizontal Property regime established by Master Deed of record in Book 5340, Page 70, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said plan, Master Deed, and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Jeanette B. Wright and Virginia D. Odil, as tenants in common, by Warranty Deed from Estate of Frances O'Donohoe, of record in Book 5818, Page 238, in the Register's Office of Davidson County, Tennessee, dated November 11, 1981 and recorded on November 12, 1981. The said Jeanette B. Wright died on January 19, 2007. See Probate Case No. 07P399, Davidson County in the Probate Court.

Being the same property conveyed to Virginia D. Odil, by Quitclaim Deed from Estate of Jeanette B. Wright, by Virginia Delmas Odil, Executrix, of record in Instrument No. 20070904-0106215, in the Register's Office of Davidson County, Tennessee, dated August 31, 2007 and recorded on September 04, 2007. The said Virginia D. Odil died on April 28, 2022,[testate] devising subject property to Sharon Ruth Turano Jacobs. See Probate Case No. 22P1410, Davidson County in the General Sessions (Probate Division) Court.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1 day of March, 2023.

The Estate of Virginia Delmas Odil

By: Sharon Ruth Turano Jacobs, Executrix and Devisee

STATE OF Pennsylvania
COUNTY OF Delaware

On this 6th day of March, 2023, before me personally appeared Sharon Ruth Turano Jacobs, as Executrix of the Estate of Virginia Delmas Odil, and as, Devisee of the Last Will and Testament of Virginia Delmas Odil 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 1 day of March, 2023.

Notary Signature
My commission expires: Feb. 10, 2027

Commonwealth of Pennsylvania - Notary Seal
Danielle M. Tursi, Notary Public
Delaware County
My commission expires February 10, 2027
Commission number 1324353
Member, Pennsylvania Association of Notaries

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14 day of March, 2023

Notary Public
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/1/23 (date of document).

Affiant Signature

March 14, 23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025