Karen Johnson Davidson County
Batch# 988017 DEEDWARR
04/04/2023 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230404-0024303

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Return To:

615 Title, LLC
807 Bradford Avenue
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Taylor Johnson
Affiant

Subscribed and sworn to before me this 31st day of March, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

2023-91

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rusty Uy and Sreymom	Wilson Bank & Trust	
4301 Central Valle, Drive	623 West Main Street	086-16-0-033
Hermitage, TN, 37076	Lebanon, TN 37087	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jim Philippi, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rusty Uy and Sreymom Bun, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Section One - Revised, Valley Grove, of record in Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description..

Being the same property conveyed to Jim Philippi, married by Warranty Deed from Jasma Taylor of record in Instrument No. 20221007-0110830, Register's Office for Davidson, Tennessee, dated October 3, 2022 and recorded on October 7, 2022.

This property is neither the principal residence of the Grantor, his spouse, nor any of his dependents.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4301 Central Valley Drive, Hermitage, TN 37076.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of March, 2023.

Jim Philippi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Philippi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/31/23.

Date

Celia Stewart-Rouse

Affiant Signature

3/31/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 31st day of March, 2023

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY