WARRANTY DEED

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: FEBRUARY 24, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St.
Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lew Phillips	NEW OWNER	172-15-0A-254-00
(NAME)	(NAME)	
2400 Rollett Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 993073 DEEDWARR
04/18/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230418-0028364

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 considerations, the receipt of which is hereby acknowledged, I/we **Michael Jackson and wife, Lee H. Jackson,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lew Phillips and Helene Phillips, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 261, on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, Pages 598, and 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Morgan and wife, Lee H. Moore, by Warranty Deed from Yazdean Construction, Inc., dated February 12, 1999 and recorded on February 17, 1999, of record in Book 11342, page 937, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated June 21, 2003, recorded June 20, 2003, of record in Instrument No. 20030620-0085716, said Register's Office, the said James E. Morgan conveyed his interest in subject property to Lee H. Jackson. The said Lee H. Jackson conveyed her interest in subject property to Michael Jackson and wife, Lee H. Jackson, by Quitclaim Deed, dated November 23, 2005, recorded December 1, 2005, of record in Instrument No. 20051201-0144437. The said Lee H. Moore and Lee H. Jackson are one and the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2400 Rollett Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1966075
Warranty Deed TN

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 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), his/her/their 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.

Effective the 17th day of April, 2023.

Michael Jackson

Lee H. Jackson

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 Michael Jackson and Lee H. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of April, 2023.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: December 19, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 April 17, 2023.

Affiant Signature

4/17/2023
Date

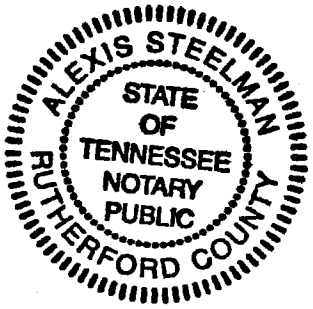
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17th day of April, 2023.

Notary Public

(SEAL)

My Commission Expires: February 24, 2026



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