Karen Johnson Davidson County
Batch# 1002053 DEEDWARR
05/11/2023 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230511-0035174



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2023.

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Alec Phillips	New Owner	043-16-0-158.00 and
1028 Mallow Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Western Investments LLC, A Wyoming Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alec James Phillips

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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. 35, as shown on the map entitled the Plan of Arrowhead Estates, Section 1, Revised, of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Western Investments, LLC, a Wyoming limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 6/16/2022 and recorded 6/29/2022 in Instrument No. 20220629-0075104; and the same property previously conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Justin D. Kavanaugh, a single man, dated 6/16/2022 and recorded 6/23/2022 in Instrument No. 20220623-0071556; and previously conveyed to Justin D. Kavanaugh by Harley Joe Anderson, heir-at-law of Nelwyn Jo Anderson, dated 5/13/2010 and recorded 5/21/2010 in Instrument No. 20100521-0039300, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS RESTRICTIONS SETBACK LINES EASEMENTS AND ENCUMBRANCES

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 9th day of May, 2023.

Western Investments LLC, A Wyoming Limited Liability Company

BY: _____
Greg Edwards, Manager

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public within and for said State and County aforesaid, the within named Greg Edwards with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument on behalf of Western Investments LLC, A Wyoming Limited Liability Company for the purposes therein contained, and who further acknowledged himself/herself/theirselves to be the Manager and being authorized to execute this document on behalf of Western Investments LLC, A Wyoming Limited Liability Company .

Witness my hand and official seal at (City) Wilmington (State) CA, this 9th of May, 2023.

Maria E Tuberosi
Notary Public

My Commission Expires: 12/21/2023

MARIA E. TUBEROSI
COMM. #2313593
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 21, 2023

Certificate of Authenticity

I, Russell J. McCann, 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

May 9, 2023.

Date

Affiant Signature

May 9, 2023

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of May, 2023

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)