WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005076 **DEEDWARR**
05/18/2023 12 07 37 PM 2 pgs
Fees $13.00 Taxes $1,479.63

20230518-0037378

File #23-KA-0216-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

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)
Brittney Marie Lanni and Kevin Lee Conklin	New Owner	
(NAME)	(NAME)	**033-16-0-172.00**
216 Slayton Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **PHILLIPS REAL ESTATE SERVICES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTNEY MARIE LANNI AND KEVIN LEE CONKLIN, WIFE AND HUSBAND** 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 76 on the Plan of Primrose Meadows, Section II of record in Plat Book 4860, Page 105, 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 PHILLIPS REAL ESTATE SERVICES LLC by Warranty Deed from MUSIC CITY HOLDINGS LLC of record as Instrument Number 20221101-0118059, Register's Office for Davidson County, Tennessee, dated October 31, 2022 and recorded on November 1, 2022

This conveyance is subject to
* Taxes for the year 2023 and subsequent years
* Plan of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee
* Restrictions of record in Book 5039, Page 481, in the Register's Office for Davidson County, Tennessee
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **216 Slayton Drive, Madison, TN 37115**

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 15th day of May, 2023.

Phillips Real Estate Services LLC, a Tennessee Limited Liability Company

By _____
Paul J Phillips, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Paul J Phillips, Sole Member of Phillips Real Estate Services LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Phillips Real Estate Services LLC, the within named bargainor, a Limited Liability Company, and that such Paul J Phillips, Sole Member of Phillips Real Estate Services LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member

Witness my hand and seal this 15 day of May, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. 4-C-23 216