Karen Johnson Davidson County
Batch# 1008552 DEEDWARR
05/30/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20230530-0040162

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1834

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2023

Notary Public

Commission Expires: 4/19/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joy York and Say Junior Vongvirath 1410 Bell Trace Drive Antioch, TN 37013	new owner	162-16-0-057.00-000

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, I/WE,

Ronnie D Phillips, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joy York, married and Say Junior Vongvirath, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 65-A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49-56 and 58-66 of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie D. Phillips, an unmarried man by Warranty deed from Hernan M. Varacca and Claudia A. Santillan of record in Instrument No. 20140401-0026931 Register's Office for Davidson County, Tennessee, dated March 21, 2014 and recorded on April 01, 2014.

Erin Phillips is hereby joining in on the conveyance of this document to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1410 Bell Trace Drive, Antioch, TN 37013

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 so 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.

Dated this the 26th day of May, 2023.

Ronnie D. Phillips

Erin Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2023, before me personally appeared Ronnie D. Phillips and Erin Phillips, 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 26th day of May, 2023.

Notary Signature
My commission expires: 5-10-27



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 5/26/23. (Date of Document)

Affiant Signature

Date: 5/26/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 26TH day of May, 2023

Patricia A. Miller

Notary Public

My Commission Expires: 4/19/27

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY