This instrument prepared by
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number 4-1501-TC

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1008694 DEEDWARR
05/30/2023 10 22 23 AM 2 pgs
Fees: $13 00 Taxes $2,515 63

20230530-0040414

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $679,900 00

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2023

Notary Public
My Commission Expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Castellucci 905 Phillips Street Nashville, TN 37208	New Owner	082 13 0 398 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Pamela Phelps Talley, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John Castellucci, an unmarried man,** 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 2, Hope Gardens, as shown on Plat of record in Instrument No 20051117-0139028, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Pamela Phelps Talley, by Quit Claim Deed from Philip Charles Manz, of record in Instrument No 20191209-0126500, in the Register's Office of Davidson County, Tennessee, dated August 01, 2019 and recorded on December 09, 2019

Being the same property conveyed to Pamela P Talley, an unmarried woman and Philip C Manz, an unmarried man, as joint tenants with rights of survivorship, by Warranty Deed from Samuel S David and wife, Bryn A Manion, of record in Instrument No 20160608-0057907, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 08, 2016

This is improved property located at **905 Phillips Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2023

GRANTOR

Pamela Phelps Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela Phelps Talley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 25th day of May, 2023

Notary Public
My Commission expires 11/6/24

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON