Karen Johnson Davidson County
Batch# 1009408 DEEDWARR
05/31/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20230531-0041061

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-PA-1307-B

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)
Jayson Phillips and Ashley DeHeide	Community Mortgage	
(NAME)	(NAME)	
1307 B Stainback Avenue	142 Timber Creek Dr	**071 15 0 533.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Cordova TN 38018	
(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, **JAMES H. KELLY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAYSON PHILLIPS, AN UNMARRIED MAN AND ASHLEY MARIE DEHEIDE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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. 109 on the Plan of The Highland Land Co's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee. Said lot no.109 fronts 25 feet on the Easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley and as described on boundary survey of Marty Cantrell, RLS #1638 dated August 15, 2014.

Being the same property conveyed to James H. Kelly, an unmarried man, by Warranty Deed from Skyview Property Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20160718-0073248, in the Register's Office of Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016. The said James H. Kelly having since married, Clint Brown, spouse of James H. Kelly, hereby joins in the execution of this deed to convey any and all marital interest he may have in said property.

This conveyance is subject to:
* 2023 taxes are a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Highland Land Co's Subdivision, as recorded in Book 421, Page 14.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20161201-0126171.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1307 B Stainback Avenue, Nashville, TN 37207**.

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 31st day of May, 2023.

James H. Kelly

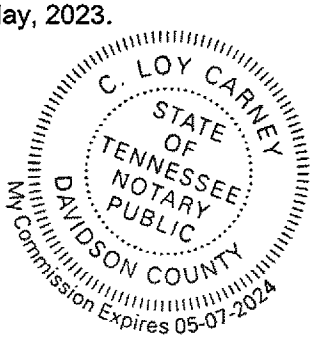
Clint Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared James H. Kelly, 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 31st day of May, 2023.

Notary Signature
My commission expires:

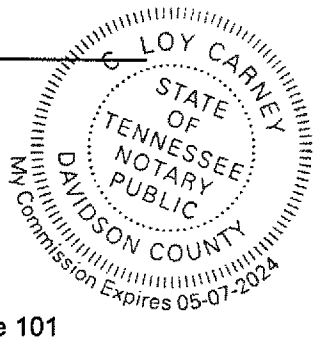


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Clint Brown, 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 31st day of May, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5-31-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-31-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st **day of** May **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

