Karen Johnson Davidson County
Batch# 1011746 DEEDWARR
06/06/2023 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20230606-0042874

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-21-7798

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of June, 2023

Notary Public

Commission Expires: 7/6/26

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phoenix Land Group LLC 3654 Hamilton Church Road Nashville, TN 37013	Wilson Bank & Trust 105 North Castle Heights Avenue Lebanon, TN 37087	164-00-0-176.00

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, **Lera Olivia Tomlin, Individually and as Executrix of Estate of William Curtis Tomlin, Sr.** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phoenix Land Group LLC, a Tennessee Limited Liability Company

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, described according to a survey made by A & A Engineers, Inc., dated 18 June 1984, as follows:

Beginning at a post in the North margin of Hamilton Church Road, the southwest corner of the property of Joe Fults by deed of record in Book 2649, Page 215; thence with said road South 89 degrees 08 minutes 02 seconds West 170.62 feet to an iron pin; thence North 2 degrees 03 minutes 10 seconds West 165.00 feet to an iron pin; thence North 11 degrees 14 minutes 32 seconds East 652.90 feet to an iron pin; thence South 87 degrees 35 minutes 02 seconds East 128.55 feet to an old fence post; thence South 5 degrees 41 minutes West

703.21 feet to a point; thence South 5 degrees 36 minutes 02 seconds West 98.00 feet to the point of beginning. Said tract containing 3.03 Acres, more or less.

Being a portion of the same property conveyed to William C. Tomlin and wife, Evelyn C. Tomlin, by Warranty Deed from Fannie Mai Whaley and husband, Clarence Whaley, of record in Book 4117, Page 868, Register's Office for Davidson County, Tennessee, dated March 11, 1967 and recorded on April 5, 1967.

Being the same property conveyed to William Curtis Tomlin, Sr. by Final Decree from Evelyn Jean (Carlile) Tomlin of record in Book 5539, Page 707, Register's Office for Davidson County, Tennessee, dated November 13, 1979 and recorded on December 5, 1979.

Being the same property conveyed to William C. Tomlin by Quitclaim Deed from Evelyn J. Tomlin, of record in Book 6537, Page 448, Register's Office for Davidson County, Tennessee, dated March 19, 1985 and recorded on April 19, 1985. The said William C. Tomlin, Sr. aka William C. Tomlin died October 13, 2011 with a Last Will and Testament filed for Probate, under Docket No. 17P674, in the Probate Court for Davidson County, Tennessee at Nashville in which a life estate in the subject property was granted to Lera Olivia Tomlin and the remainder was devised to William Curtis Tomlin, Jr. The said Lera Olivia Tomlin was named as Executrix of the Estate of William Curtis Tomlin, Sr.

Being the same property conveyed to Lera Olivia Tomlin, unmarried widow by Quitclaim Deed from William Curtis Tomlin, Jr., unmarried, of record in Instrument No. 20211027-0144133, Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 27, 2021.

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: 3654 Hamilton Church Road, Nashville, 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 2nd day of June, 2023.

WARRANTY DEED

Estate of William Curtis Tomlin, Sr.

By: Lera Olivia Tomlin Executrix
Lera Olivia Tomlin, Executrix

Lera Olivia Tomlin
Lera Olivia Tomlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Affiant, Lera Olivia Tomlin, Individually and as Executrix for the Estate of William Curtis Tomlin, Sr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that they executed the within instrument for the purposes therein contained, acting Individually and in capacity as Executrix for the Estate of William Curtis Tomlin, Sr

Witness my hand, at office, this 2nd day of June, 2023.

Notary Signature
My commission expires: 7/6/26

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 6/2/2023.

Affiant Signature – Joshua A. Terry

6/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON