Karen Johnson Davidson County
Batch# 1017210 DEEDWARR
06/21/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230621-0047074

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-15055-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June 2023

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Paul Miller 1362 Gravel Hill Rd Columbia, TN 38401	Same address as new owner	084-14-0-020

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND AND 00/100 Dollars ($300,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RONNIE PHILLIPS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID PAUL MILLER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronnie Phillips and wife, Catherine Phillips, from Betty S. Modrall, fka Betty S. Rippetoe, and husband, William B. Modrall, by Deed dated July 30, 1992 and recorded July 31, 1992 in Book 8690, page 718, said Register's Office. Also being the same property title to which vested in Ronnie Phillips upon the death of his wife, Catherine Phillips, by reason of their tenancy by the entirety. (Date of death 7/11/2020).

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 201 Barker Road, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of June, 2023

GRANTOR(S)

Ronnie Phillips by Lisa Kim Smith his attorney-in-fact

Ronnie Phillips by Lisa Kim Smith, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Lisa Kim Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronnie Phillips and who acknowledged that she executed the same as the free act and deed of Ronnie Phillips.

WITNESS my hand and seal, this the 20th day of June, 2023.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: 9/28/2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/20/23 (date of document).

Jennifer L. Pennell

6/21/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

