Karen Johnson Davidson County
Batch# 1030344 DEEDWARR
07/25/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20230725-0057341

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $489,900.00

Affiant

Subscribed and sworn to before me, this 20 day of July, 2023.

Notary Public
My commission expires: 11-2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Mason Emmanuel Bendigo **Alexis Lauren Phillips**	**MOVEMENT MORTGAGE, LLC.**	**075160A1100CO**
701 Wyntree N	8024 Calvin Hall Rd.	
Hermitage, TN 37076	Indian Land, SC 29707	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 701 Wyntree N Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mason Emmanuel Bendigo, a single person and Alexis Lauren Phillips, a single person

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 all of Lot No. 47, on the plan of First Revision, Walden Woods, Phase One, of record in Plat Book 9700, Page 909, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Erin Dias, Trustee of The 701 Wyntree N Trust, by Warranty Deed from Ivy Pate, married woman, dated April 14, 2023, of record in Instrument No. 20230414-0027502, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed unto Ivy Pate, a married woman, by Warranty Deed from Linda A. Wirth, an unmarried woman, dated May 22, 2020 and recorded June 2, 2020, of record in Instrument No. 20200602-0056497, Register's Office of Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 701 Wyntree N, Hermitage, TN 37076.

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 in 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.

_____ Date: 1-20-23

The 701 Wyntree N Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 701 Wyntree N Trust and that she is authorized by The 701 Wyntree N Trust to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of July, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-24

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mark Sheedy, 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 7/20/23.

Date

Affiant Signature

7/20/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20th day of July, 2023

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY