Return to:

Karen Johnson Davidson County
Batch# 1046435 DEEDWARR
09/05/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230905-0069628

SLTE#2383

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
PHOENIX INVESTMENT REAL ESTATE, LLC.	(NEW OWNER)	Map:147-15-0-
5007 MILLERWOOD DRIVE		Parcel: 096.00
NASHVILLE, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **DAVID L. REVELL AND WIFE, DIANA B. REVELL,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **PHOENIX INVESTMENT REAL ESTATE, LLC., a Tennessee limited liability company,** ("The "Grantee"), its successors and/or assigns, to 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. 601 on the Plan of WHISPERING HILLS SECTION 1, 2nd REVISION OF LOTS 138 AND 601, of record in Plat Instrument No. 20000321-0028513, said Register's Office, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to David L. Revell and wife, Diana B. Revell by warranty deed from George S. Lockwood and wife, Kimberly D. Lockwood of record in Instrument No. 20090917-0086574, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2023 Taxes, a lien now due and payable and assumed by Grantees.
2. Any and all matters appearing on the Plan of record in Plat Instrument No 20000321-0028513, said Register's Office.

This is an improved property commonly known as **5007 MILLERWOOD DRIVE, NASHVILLE, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF RUTHERFORD]

The actual consideration or value, whichever is greater for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2023.

Notary public:
My commission expires: _____

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: Jul 2026

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of August, 2023.

DAVID L. REVELL

DIANA B. REVELL

[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 **DAVID L. REVELL AND DIANA B. REVELL** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, on this 29th day of **August, 2023.**

Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Tonya Loftin, 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

August 29, 2023

Date

Tonya Loftin

Affiant Signature

September 5, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)