Karen Johnson Davidson County
Batch# 1051866 DEEDWARR
09/20/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20230920-0073761

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 6-20-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emma Phillips	CMG Mortgage, Inc dba CMG Home Loans	P/O 091 06 0 270.00
(NAME)	(NAME)	
5414 Tennessee Avenue, Unit A	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Ramon, CA 94583	
(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 considerations, the receipt of which is hereby acknowledged, I/we Phillips Builders, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Emma Phillips, Single hereinafter called the GRANTEE(S), his/her/their 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 Unit "A" on the plan of Townhomes of 5414 Tennessee Avenue a Horizontal Property Regime with Private Elements of record in Instrument No. 202302090009655 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Oak Property LLC, an Alabama Limited Liability Company by Warranty Deed from Carl R. Johnson and Carla Michelle Hedgecoth and James Patrick Johnson as Heirs at Law of Margaret M. Johnson, dated 08/05/2022, of record in Instrument 20220808-0089826, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillips Builders, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Oak Property LLC, an Alabama Limited Liability Company, dated 01/31/2023, of record in Instrument 20230202-0007791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 5414 Tennessee Avenue, Unit A, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 15th day of September, 2023.

Phillips Builders, LLC, a Tennessee limited liability company

By: Elaine Phillips
Elaine Phillips, Secretary

State of Tennessee
County of Sumner

Witness my hand and Official seal this 15th day of September, 2023.

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elaine Phillips with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Secretary the within named bargainor, a Tennessee Limited Liability Company, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Elaine Phillips, as such Secretary.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 9/15/23.

Affiant
Date: 9/19/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 19 day of September, 2023

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024