Karen Johnson Davidson County
Batch# 1055481 DEEDWARR
09/29/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20230929-0076498

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63278
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adam Christian Weber Ashley Carson Smith 203 Drake Street Goodlettsville, TN 37072	Modern Mortgage Lending 30070 Temecula Pkwy, Ste 201 Temecula, CA 92592

TAX MAP PARCEL NUMBERS: 02601004600 and 02601004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Duane A. Phillips and Marie W. Phillips, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Christian Weber, unmarried person, and Ashley Carson Smith, unmarried person, joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 and 15 of Block D on the Plan of Roscoe Place of record in Book 843, page 72, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Duane A. Phillips and wife, Marie W. Phillips by Warranty Deed from Carol S. Morehead Davenport (formerly Carol S. Morehead), dated December 1984, and recorded on December 11, 1984 of record in Book 6444, page 734, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 72, said Register's Office.

This is improved property, known as 203 Drake Street, Goodlettsville, TN 37072

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2023.

Duane A. Phillips

Duane A. Phillips

Marie W Phillips

Marie W. Phillips

State of Tennessee

County of Davidson

On this 28th day of September, 2023, before me the undersigned authority, personally appeared Duane A. Phillips and Marie W. Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $449,000.00.

Affiant

Sworn and subscribed before me this 28th day of September, 2023

Notary

My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/28/23.

Date

Celia Stewart-Rouse

Affiant Signature

9/28/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28th day of September, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY