Warranty Deed

Record and Return To:
Chapman and [illegible] Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1056537 DEEDWARR
10/03/2023 12:53:18 PM 2 pgs
Fees: $13.00 Taxes: $7,585.00

20231003-0077719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2023.

Notary Public

My commission expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Gorden and Stacia Gorden	New Owner(s)	117-02-0-100.00
2405 Sterling Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CAITLIN MELLO, EXECUTRIX OF ESTATE OF JENNIFER PHILLIPS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL GORDEN, AND STACIA GORDEN***, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 1, Block 4, on the Plan of A Development of Stokes Tract, of record in Plat Book 974, Page 24, in the 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 S. Amjad Habib and Jennifer P. Mello, joint tenants with rights of survivorship and not as tenants in common by Deed from Veva Anne Kibler Drury, n/k/a Veva Anne Kibler Drury Brown, and husband, John P. Brown, of record in Book 7316, page 472, Register's Office for Davidson County, Tennessee, dated July 30, 1987 and recorded on August 4, 1987, and re-recorded on October 19, 1993 in Book 9113, page 773, and further re-re-recorded on October 8, 1996 in Book 10218, page 879, Register's Office for Davidson County, Tennessee.

S. Amjad Habib and Jennifer P. Mello having since married and subsequently divorced, and pursuant to the terms of their Final Decree and Marital Dissolution Agreement filed under Docket # 05D-108, Eight Circuit Court, Davidson County, Tennessee, the said S. Amjad Habib, a/k/a Shaikh Amjad Habib, conveyed all of his right, title and interest in the subject property to Jennifer Philips Habib by Quitclaim Deed of record in Instrument No. 20051114-037527, Register's Office for Davidson County, Tennessee, dated November 4, 2005 and recorded November 14, 2005, as amended in Instrument No. 20060131-0012216, and further amended in Instrument No. 20060627-0076409, Register's Office for Davidson County, Tennessee, to correct the spelling of Jennifer Philips Habib to Jennifer Phillips Habib.

The said Jennifer Phillips Habib petitioned for a change of name in the Seventh Circuit Court (Probate Division) Docket # 06P-1630, and pursuant to the Order of Name Change issued by said court on November 8, 2006, Jennifer Habib became known Jennifer Phillips.

The said Jennifer Phillips died June 10, 2023, and by her Last Will and Testament filed as Probate Case No. 23P1206 in the Seventh Circuit Court for Davidson County, Tennessee, appointed her daughter, Caitlin Mello, as the Executor of her estate, with instructions to hold, administer and distribute her real property as a part of her probate estate, including the power to sell and convey her real property without seeking the approval of any beneficiary or of any court.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2405 Sterling Road, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2023.

Estate of Jennifer Phillips

By: _____
Caitlin Mello, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caitlin Mello, Executrix of the Estate of Jennifer Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2023.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025