Karen Johnson Davidson County
Batch# 1069634 DEEDWARR
11/08/2023 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231108-0087209

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

18-NSH23-06803

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth Phillips and Michelle Phillips Family Trust 2288 Nashboro Boulevard Nashville, TN 37217	New Owner 4960 Rocklin Rd., Ste 100 Rocklin, CA 95677	135 12 0E 244.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sean Mikal Simons and Nicole Terry Simons, Trustees of the Simons Family Trust, dated the 14th day of December, 2016**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth Phillips and Michelle Phillips, as husband and wife, individually or their successors in interest as Trustees of The Kenneth & Michelle Phillips Family Trust dated February 1, 2006, and any amendments hereto**, hereinafter called the Grantees, their successors 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 Unit No. 244, On The Tract #21 of Nashboro Village Of Record In Plat Book 4660, Page 159, As Amended On The Horizontal Property Regime, Private Element, For Nashboro-Fairway Pointe, As Recorded In The Fourth Amendment To The Declaration Of Covenants, Conditions And Restrictions Of Record In Instrument No. 20050222-0018814, Register's Office For Davidson County, Tennessee, To All Of Which Reference Is Hereby Made For A More Complete Description.

Being the same property conveyed to Sean Mikal Simons and Nicole Terry Simons, Trustees or Successor Trustees of The Simons Family Trust, dated the 14th day of December, 2016, by Special Warranty Deed from Sean Mikal Simons aka Sean Simons and Nicole Terry Simons aka Nicole Simons, of record in Instrument No. 20230530-0040744, in the Register's Office of Davidson County, Tennessee, dated May 11, 2023 and recorded on May 30, 2023.

Being the same property conveyed to Nicole Simons and Sean Simons, Wife and Husband, by Warranty Deed from Roderick Kingsbury Fox and Sharon Johnson Fox, Husband and Wife, of record in Instrument No. 20220629-0075146, in the Register's Office of Davidson County, Tennessee, dated June 22, 2022 and recorded on June 29, 2022.

Being the same property conveyed to Roderick Kingsbury Fox and Sharon Johnson Fox, husband and wife, by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company of record in Instrument No. 20080505-0045814, in the Register's

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2288 Nashboro Boulevard, Nashville, TN 37217**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 03 day of November, 2023.

Sean Mikal Simons and Nicole Terry Simons, Trustee of the Simons Family Trust, dated the 14th day of December, 2016

BY: ~~Sean Mikal Simons~~ a/k/a Trustee
~~Sean Mikal Simons~~
(a/k/a Sean Simons), Trustee

BY: ~~Nicole Terry Simons~~ a/k/a Trustee
Nicole Terry Simons
(a/k/a Nicole Simons), Trustee

STATE OF GA

COUNTY OF Coweta

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sean Mikal Simons (a/k/a Sean Simons), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is theTrustee of the Simons Family Trust, dated the 14th day of December, 2016 and that he is authorized by Sean Mikal Simons and Nicole Terry Simons, Trustee of the Simons Family Trust, dated the 14th day of December, 2016 to execute this instrument on its behalf as such Trustee..

Witness my hand and seal at Newnan (CITY), GA (STATE), this 3 day of November, 2023.

Notary Public

My Commission Expires: 12/2/2024

Lori Davis
NOTARY PUBLIC
Coweta County, GEORGIA
My Commission Expires 12/02/2024

STATE OF GA

COUNTY OF Coweta

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicole Terry Simons (a/k/a Nicole Simons), 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 within instrument for the purposes therein contained, and who further acknowledged that she is theTrustee of the Simons Family Trust, dated the 14th day of December, 2016 and that she is authorized by Sean Mikal Simons and Nicole Terry Simons, Trustee of the Simons Family Trust, dated the 14th day of December, 2016 to execute this instrument on its behalf as such Trustee..

Witness my hand and seal at Newnan (CITY), GA (STATE), this 3 day of November, 2023.

Notary Public

My Commission Expires: 12/2/2024

Lori Davis
NOTARY PUBLIC
Coweta County, GEORGIA
My Commission Expires 12/02/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 11/3/2023.

Affiant Signature – Joshua A. Terry

11/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/7/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27