WARRANTY DEED

Karen Johnson Davidson County
Batch# 1080517 DEEDWARR
12/11/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20231211-0095356

W-EXP-23-3068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LAURIE DAMERON WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 09/02/25

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Solomon Kumssa and Yared Kumssa	CMG Mortgage	
(NAME)	(NAME)	
3068 Bluffhollow Gap	3160 Crow Canyon Rd #400	**173-08-0A-131.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4295	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 consideration, the receipt of which is hereby acknowledged, **MATTHEW PHILLIPS AND JAIME PHILLIPS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOLOMON KUMSSA, UNMARRIED, AND YARED KUMSSA, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 113 on the Plan of Final plat , Section Four, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development of record in Plat at Instrument No. 20061012-0126729, 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 Matthew Phillips and Jaime Phillips, a married couple by Warranty Deed from Lauren Nichole Weber, an unmarried woman and William Douglas Coffee, Jr., an unmarried man of record in Instrument No. 20170918-0095095 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on September 18, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20061012-0126729, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record as Instrument No. 20021212-0153692 and Oak Highlands/Deer Valley Homeowner's Association, Inc., Articles of Merger record as Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common area of record in Instrument Number 20040224-0020945, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20001205-0119205 and as Instrument No. 20020627-0077608, Instrument No. 20001205-0119206, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010503-0045314 and Instrument No. 20020627-0077608, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130523-0052436, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3068 Bluffhollow Gap, Antioch, Tennessee 37013-4295**.

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), their heirs and 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), 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/our hand(s) this the 8th DAY OF DECEMBER, 2023.

Matthew Phillips

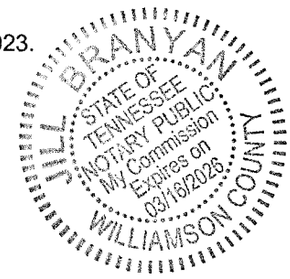
Jaime Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

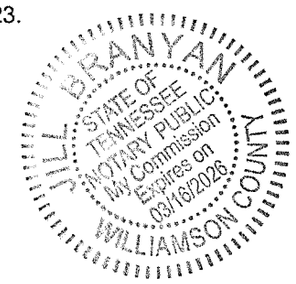


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME PHILLIPS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 8, 2023.

J. Carlton Drumwright

December 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY