WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FORTY THOUSAND AND 00/100 ($340,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF DECEMBER, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1086042 DEEDWARR
12/27/2023 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20231227-0099479

Sondra Mounger
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Byrom LaClair Alexander and Terrin Allison Alexander (NAME)	New American Funding LLC	161 14 0B 123.00
123 Highland Villa Drive Nashville, TN 37211 (ADDRESS)	18583 Dallas Pkwy #160 Dallas, TX 75287	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of December, 2023, the undersigned, **ASHLEY R. PHILLIPS AND KENNETH T. PHILLIPS, TRUSTEES OF THE PHILLIPS REVOCABLE LIVING TRUST DATED JUNE 26, 2020**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to Byron **LACLAIR ALEXANDER AND TERRIN ALLISON ALEXANDER**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **123 HIGHLAND VILLA DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

Being that land located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Unit 123, together with the appurtenant interest in the common elements of Highland Villa Condominiums, a horizontal property regime as established under Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, Book 10871, Page 232 and Instrument No. 20220718-00819221 and Amendment to the Bylaws recorded in Book 8090, Page 537, Book 8131, Page 95, Book 8659, Page 595, Book 9730, Page 265, Book 9730, Page 268, Book 9730, Page 271 and Instrument No. 20021118-0142476 and Resolution recorded in Instrument No. 20081210-0119221 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit; said unit being depicted on the Condominium Sit Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Kenneth T. Phillips and Ashley R. Phillips, Trustees, or their successors in interest, of the Phillips Revocable Living Trust dated June 26, 2020, and any amendments thereto, by Quitclaim Deed from Ashley Rose Phillips and Kenneth Thomas Phillips, wife and husband, of record in Instrument

No. 20201204-0141339, in the Register's Office of Davidson County, Tennessee, dated November 18, 2020 and recorded on December 04, 2020.

Being the same property conveyed to Ashley Rose Phillips and Kenneth Thomas Phillips, Wife and Husband, by Warranty Deed from Christopher Welch, an Single Man, of record in Instrument No. 20201113-0133945, in the Register's Office of Davidson County, Tennessee, dated November 09, 2020 and recorded on November 13, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of December, 2023.

GRANTOR: The Phillips Revocable Living Trust dated June 26, 2020
By: Ashley R. Phillips
Its: Trustee

Ashley Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ashley R. Phillips** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **The Phillips Revocable Living Trust dated June 26, 2020** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 13th day of December, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: The Phillips Revocable Living Trust dated June 26, 2020
By: Kenneth T. Phillips
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kenneth T. Phillips** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **The Phillips Revocable Living Trust dated June 26, 2020** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 13th day of December, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Ray, 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 12/13/2023.

Date

Holly Ray

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY