Karen Johnson
Batch # 1093165
01/24/2024 08:30:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20240124-0004514

PREPARED BY:
Hyatt McIntire & Associates
950 Tharp Rd., Suite 701
Yuba City, CA 95993

MAIL TAX STATEMENTS TO:
David Phillips Jr., Trustee
7050 Beech Avenue
Orangevale, CA 95662

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 133-14-0C-003

Warranty Deed

For and consideration of the Sum of ten dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, DAVID BUD PHILLIPS, JR., AN UNMARRIED MAN, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DAVID B. PHILLIPS JR., TRUSTEE OF THE DAVID B. PHILLIPS JR. TRUST, under Declaration of Trust dated October 11, 2023, a revocable trust and whose address is 7050 Beech Avenue, Orangevale, CA 95662, hereinafter called the Grantee, his heirs and assigns, all of my interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3 of Homes At 421 Elysian Fields, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 421 Elysian Fields, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201218-0150535, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 421 Elysian Fields, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201218-0150535, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to DAVID BUD PHILLIPS, JR., AN UNMARRIED MAN, by Warranty Deed from Synergy One, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220603-0064368 in the Register's Office of Davidson County, Tennessee, Dated May 27, 2022 and recorded on June 3, 2022.

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

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said lane in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomever. Whereover 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 17th day of January, 2024.

DAVID BUD PHILLIPS, JR.

Commonly known as 421 Elysian Fields Road #3, Nashville, TN 37211.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

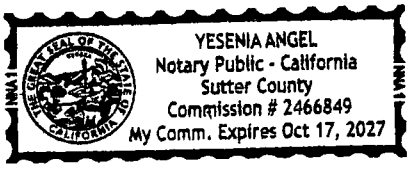
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

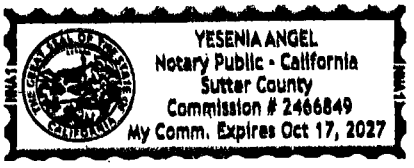
State of California
County of Sutter

On January 17, 2024, before me, YESENIA ANGEL, a Notary Public, personally appeared DAVID BUD PHILLIPS, JR., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s),is/are subscribed to the within instrument and acknowledged that she/he/they executed the same in her/his/ their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Yesenia Angel





(This area for official notarial seal)