Karen Johnson
Batch # 1098079
02/05/2024 02:15:12 PM
Fees: $13.00 Taxes: $1,665.00
Davidson County
DEEDWARR
2 pgs
20240205-0008049

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2618-TC

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Olenire Woods
Affiant

Subscribed and sworn to before me, this the 1st day of February, 2024.

Notary Public
My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Kadeba and Toya Kadeba 5521 Dory Drive Antioch, TN 37013	United Community Bank P.O. Box 371306 Pittsburgh, PA 15250-7306	151 09 0B 211.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Randall E. Phillips and wife, Kimberly D. Phillips**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Kadeba and Toya Kadeba, husband and wife**, hereinafter called the Grantees, their heirs 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 Lot No. 194 on the Plan of Lakeside Cove at Percy Priest, Phase 4, of record in Inst. No. 20070607-0068360, amended by Surveyors Certificate of Correction, of record in Inst. No. 20070718-0085445, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall E. Phillips and wife, Kimberly D. Phillips, by Warranty Deed from Centex Homes, A Nevada General Partnership of record in Instrument No. 20071220-0146052, in the Register's Office of Davidson County, Tennessee, dated December 18, 2007 and recorded on December 20, 2007.

This is improved property located at: **5521 Dory Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2024.

GRANTOR:

Randall E. Phillips

Kimberly D. Phillips

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall E. Phillips and Kimberly D. Phillips, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of February, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026