Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1106940
03/04/2024 10:00:52 AM
Fees: $13.00 Taxes: $2,249.60

Davidson County
DEEDWARR
2 pgs

20240304-0014697

File #24-TC-1205-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hillary Sherman	**NEW OWNER**	
(NAME)	(NAME)	**041 04 0 006.00**
1205 Dalemere Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **PHILLIPS REAL ESTATE SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HILLARY SHERMAN, UNMARRIED WOMAN** 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 the Tenth Civil District of Davidson County, Tennessee, being Lot No. 74 of Dalemere Subdivision, Section 4, of record in Plat Book 3300, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillips Real Estate Services, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20230830-0068091, in the Register's Office of Davidson County, Tennessee, dated August 29, 2023 and recorded on August 30, 2023.

This conveyance is subject to:
* 2024 Taxes are a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dalemere Subdivision, Section 4, as recorded in Plat Book 3300, Page(s) 45.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3346, Page 263.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6218, Page 136.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1205 Dalemere Drive, Nashville, TN 37207**.

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 1st day of March, 2024.

Phillips Real Estate Services, LLC, a Tennessee Limited Liability Company

By: _____
Paul J. Phillips, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney of the state and county mentioned, personally appeared Paul J. Phillips, Sole Member of Phillips Real Estate Services, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himselfto be Sole Member of Phillips Real Estate Services, LLC, the within named bargainor, a Limited Liability Company, and that such Paul J. Phillips, Sole Member of Phillips Real Estate Services, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 1st day of March, 2024.

_____
Notary Signature

Printed Name: C. Loy Carney

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204