WARRANTY DEED

Karen Johnson Davidson County
Batch # 1114035 DEEDWARR
03/22/2024 11:38:31 AM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20240322-0020077

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Zachary G Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

File No. BC-24-308

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary G. Johnson	Morgan Stanley Private Bank, NA	
(NAME)	(NAME)	091-02-3O-002.00-CO
6108B Louisiana Avenue	P.O. Box 202028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Florence, SC 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM KYLE PHILLIPS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY G. JOHNSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B of 6108 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6108 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 21050826-0086336, 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 6108 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150826-0086336, 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 the same property conveyed to William Kyle Phillips, unmarried man by Warranty Deed dated February 26, 2021, from Timothy Shannon Hicks, a single man, of record in Instrument No. 20210304-0028009 Register's Office for Davidson County, Tennessee.

This is property more commonly known as 6108B Louisiana Avenue, Nashville, TN 37209.

Conveyance of the above described property is subject to the following: 1)The Plan as shown on Exhibit "B of the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20150826-0086336, said Register's Office; 2) Declaration of Covenants, Conditions and Restrictions for 6108 Louisiana Avenue Townhomes, a Horizontal property Regime with Private Elements, of record in Instrument No. 20150826-0086336, By-Laws

appended thereto; Register's Office for Davidson County, Tennessee; 3) All matters as shown on the Plan of record in Plat Book 161, Page 75, said Register's Office; 4) Taxes for the current year prorated and assumed by the Grantee.

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. 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 this 21st day of March, 2024.

William Kyle Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2024, before me personally appeared William Kyle Phillips, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of March, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028