THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1116724 DEEDWARR
04/01/2024 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20240401-0022049

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Justin Mercado and Makayla Larkins 3500 Lake Towne Drive Antioch, TN 37013	JPMorgan Chase Bank, N.A. 3415 Vision Drive Columbus, OH 43219	150-11-0-329

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew B. Phillips, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Justin Mercado, an unmarried person and Makayla Larkins, an unmarried person, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING **Lot No. 135**, on the **Plan of Lake Town Park, Section Seven**, of record in Plat Book 7900, Page 402, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew B. Phillips, a married man, by Warranty Deed from J.D. Lyons, and wife, Adrienne Lyons, of record on February 4, 2002 in Instrument 20020204-0015205, Davidson County Register of Deeds.

This is property commonly known as 3500 Lake Towne Drive, Antioch, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 28TH **day of March, 2024**:

Matthew B. Phillips

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew B. Phillips,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28TH day of **~~March~~, 2024:**

W. AARON FORTNER ~~STATE OF~~ TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~**$369,000.00**~~: $362,000.00 JM

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 28 DAY OF **March, 2024:**

Notary Public

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 28th day of March, 2024.

Affiant Signature

Date 3/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

