Karen Johnson Davidson County
Batch# 1129605 DEEDWARR
05/01/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20240501-0031879

2024-0242

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1079

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of April, 2024

Notary Public

Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew J. Lanier and Stephanie L. Lanier 2817 Brentwood Knoll Court Nashville, TN 37211	New Owner	172 15 0C 006.00

WARRANTY DEED

FOR AND IN 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,

Daniel G. Philippi and Jeffery Cathey, a married couple, as joint tenants with rights of surviorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew J. Lanier and Stephanie L. Lanier, 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. 6 on the Plan of Brentwood Knoll, Phase One, of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Special Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation to Daniel G. Philippi, unmarried and Jeffrey Cathey, unmarried, as joint tenants with rights of survivorship, recorded November 6, 2013, as Instrument No. 20131106-0115042, in Davidson County, Tennessee Register of Deeds. Daniel G. Philippi and Jeffery Cathey having since married.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2817 Brentwood Knoll Court, Nashville, TN 37211.

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 so 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.

Dated this the 22nd day of April, 2024.

Daniel G. Philippi

Jeffery Cathey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2024, before me personally appeared Daniel G Philippi and Jeffery Cathey, 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 22nd day of April, 2024.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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: 4/22/24 (date of document).

Affiant Signature

5/1/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON