Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-24-144

Karen Johnson
Batch # 1134207
05/13/2024 11:32:49 AM
Fees: $13.00 Taxes: $1,924.00

Davidson County
DEEDWARR
2 pgs

20240513-0035021

# WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.5.25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joseph Defeo | New Owner | Tax ID 026 01 0 096.00 |
| (NAME) | (NAME) | |
| 3091 Jog Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Greenacres, FL, 33467 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stuart J. Phillips and Aldona Phillips, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Defeo and Connie Defeo, 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 the Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 2, 1989 and known a Job No. 890028 more particularly described as follows:

Beginning at an iron pin set on the northerly margin of Long Hollow Pike, said point of beginning being 38 feet North of centerline of said Long Hollow Pike and also being 25 feet West of the new centerline main track of the Seaboard Systems Railroad; thence with the northerly margin of said Long Hollow Pike South 77 degrees 34 minutes 10 seconds West 48.09 feet to an iron pin; thence leaving the margin of said Long Hollow Pike and with the Bank of Goodlettsville property of record in Book 5675, Page 795, R.O.D.C., TN North 19 degrees 89 minutes 58 seconds West 433.74 feet to an existing railroad spike on the southerly margin of East Cedar Street formerly Long Hollow Pike; thence with the southerly margin of East Cedar North 70 degrees 01 minutes 23 seconds East 101.81 feet to an iron pin, thence with a line 25 feet West of the centerline of the new main track of the Seaboard Systems Railroad South 12 degrees 30 minutes 00 seconds East 443.01 feet to the beginning, containing 32,745 square feet, more or less.

Being the same property conveyed to Stuart J. Phillips and Aldona Phillips, husband and wife, by deed from Bradshaw Properties, LLC, a Tennessee limited liability company, dated February 20, 2018 and of record in Instrument No. 20180222-0016797, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4388, Page 575, Register's Office,

Davidson County, Tennessee.

Warranty Deed to The Metropolitan Government of Nashville and Davidson County of record in Book 4912, Page 658, Register's Office, Davidson County, Tennessee.

The right-of-way of L&N Railroad which lies beside said property.

unimproved ☐

This is improved ☑ property, known as 144 Long Hollow Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 8th day of May, 2024.

Stuart J. Phillips

Aldona Phillips

STATE OF TENNESSEE

COUNTY OF Robertson

On this 8th day of May, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stuart J. Phillips and Aldona Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-26-28

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER