This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22671-DJ

Karen Johnson Davidson County
Batch# 1141061 DEEDWARR
05/31/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20240531-0040312

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $439,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2024.

Ragan N. Veach
Notary Public
My Commission Expires: _____

RAGAN N. VEACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES AUGUST 8TH, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew B. Phillips 621 Southbeach Cove Antioch TN 37013	New Owner	164-08-0C-053-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Erica Mackenzie Wolf, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew B. Phillips, an unmarried man**, hereinafter called the Grantee(s), his 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 all of Lot No. 69, Final Plat, Section Two, Hamilton Chase, according to survey and plat of same appearing of record in Instrument No. 20060807-0096557; as corrected in Instrument No. 20070723-0087046, in the Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Erica Mackenzie Wolf, a single woman by Special Warranty Deed from SPH Property Three LLC, a Delaware limited liability company, dated March 24, 2021, recorded March 30, 2021, of record in Instrument No. 20210330-0041588, Register's Office for Davidson County, Tennessee.

James Whaley joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **621 Southbeach Cove, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

GRANTOR:

Erica Mackenzie Wolf

James Whaley

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erica Mackenzie Wolf and James Whaley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of May, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202405310040312

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 May 30, 2024 (date of document).

Date: May 30, 2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026