Karen Johnson Davidson County
Batch# 1181226 DEEDWARR
09/13/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240913-0070575

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848486**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Catherine Edwina Phillips Affiant Subscribed and sworn to before me, this 12th day of September, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Catherine Edwina Phillips 1817 Wild Oaks Court Antioch TN 37013	Send Tax Bills To: Old National Bank P.O. Box 918 Evansville, IN 47706	Tax Information: Tax Parcel ID No. 163 07 0A 145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Catherine Edwina Phillips, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 145, RIDGEVIEW UDO, PHASE ONE, as shown on plat of record in Instrument No. 20080603-0056596, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal, wife and husband, by Warranty Deed from Jessica C. Coleman, an unmarried person, of record in Instrument 20180118-0005145, in the Register's Office of Davidson County, Tennessee, dated January 10, 2018 and recorded on January 18, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIDGEVIEW UDO, PHASE ONE, as recorded in Instrument No. 20080603-0056596 (Voids recorded at Instrument No. 20080312-0025065).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 12-16, 32-36, & 140-144 ON THE FINAL PLAT RIDGEVIEW UDO PHASE ONE, as recorded in Instrument No. 20160108-0002176.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080512-0048644, as supplemented and amended in Instrument No. 20120619-0053771; and as amended in Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984.

Covenants, Conditions and Restrictions as set forth in Declaration of Reciprocal Easement Agreement with Covenants and Restrictions recorded in Instrument No. 20081203-0117279.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170202-0011253.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097641.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081120-0114320; Instrument No. 20081120-0114360 and Instrument No. 20090922-0088019.

This is improved property located at 1817 Wild Oaks Court Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of September, 2024.

Kathleen Rollins Rosenthal

Kathleen Rollins Rosenthal **Brandon Gregory Rosenthal**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathleen Rollins Rosenthal and Brandon Gregory Rosenthal**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2024.

Notary Public

My Commission Expires: _____

SHIRA MICHELLE KEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 9-9-24 (date of document).

Affiant Signature

9-12-24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027