Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-MRE-24-561

Karen Johnson
Batch # 1186999
09/26/2024 02:42:15 PM
Fees: $13.00 Taxes: $1,298.70

Davidson County
DEEDWARR
2 pgs

20240926-0074784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept, 2024

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-1306

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl Biggers	Same as New Owner	064-16-0E-059.00-CO
(NAME)	(NAME)	
561 Griffin Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Perry Keith Phillips, Trustee of the Phillips Family Trust dated February 22, 2022 and any amendments thereto,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daryl Biggers,** a Single Person, 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 all of Unit No. 59, in Building 16, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No. 20071105-0130490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Perry K. Phillips by Warranty Deed from Phillips Builders LLC, a Tennessee limited liability company of record in Instrument No. 20120416-0032007 Register's Office for Davidson County, Tennessee, dated April 11, 2012 and recorded on April 16, 2012.

AND

Being the same property conveyed to Perry Keith Phillips, Trustee of the Phillips Family Trust dated February 22, 2022 and any amendments by Quitclaim Deed from Perry K. Phillips of record in Instrument No. 20220225-0021639 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on February 25, 2022.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20061026-0133179, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to HOA of record in Instrument Number 20061106-0137657, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20051230-0156496, in the Register's Office for Davidson County, Tennessee. Ingress and Egress Easement of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Instrument Number 20001208-0121300, in the Register's Office for Davidson County, Tennessee. Easement for Public Utilities and Drainage of record in Book 7618, Page 613, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7618, Page 616, in the Register's Office for Davidson County, Tennessee. Easement to Consolidated Utility District of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. Payment Agreement of record in Instrument Number 20240221-0011998, in the Register's Office for Davidson County, Tennessee.

This property, known as 561 Griffin Circle, Hermitage, TN 37076
(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 my/our hand(s) this 25th DAY OF September, 2024.

Phillips Family Trust dated February 22, 2022 and any amendments thereto

BY: _____
Perry Keith Phillips, Trustee

Amelia Swanson
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Perry Keith Phillips, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of Phillips Family Trust dated February 22, 2022 and any amendments thereto, the within named bargainor, as Trust, and Perry Keith Phillips, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust himself as Trustee of said Trust.

Witness my hand and official seal at office, on this the 25th day of September, 2024.

_____
Notary Public

My Commission Expires: 3-23-27
(SEAL)