WARRANTY DEED

Karen Johnson Davidson County
Batch# 1220089 DEEDWARR
12/26/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.43
20241226-0099934

State of TN
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 4-19-26

(AFFIX SEAL)

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yidier B. Caballero Hernandez		09615002900
(NAME)	(NAME)	
3128 Boulder Park Drive	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Edgar G Phillips Jr, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yidier B. Caballero Hernandez,** a single man, 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:

Being Lot No 14 on the Plan of Hickory Bend, Section III, as of record in Plat Book 3600, page 42, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Edgar G Phillips, Jr., by deed of record in Instrument No. 20100930-0077942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3128 Boulder Park Drive, Nashville, TN 37214
(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 hands this 20th day of December, 2024.

Edgar G Phillips Jr

State of NC
County of Guilford

Personally appeared before me Edgar G Phillips Jr, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19 day of December, 2024.

Notary Public Joyce Sandlin
My Commission Expires: 8-7-2028

JOYCE SANDLIN
Notary Public - North Carolina
Guilford County
My Commission Expires Aug 7, 2028

File No.: 17479

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/20/2024 (date of document).

Jennifer Russell
Affiant Signature

12/23/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

