WARRANTY DEED

File No. CTO-2024-738

Karen Johnson Davidson County
Batch# 1226410 DEEDWARR
01/14/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250114-0002960

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrek Phillips	Amerisave Mortgage ~~SAME AS NEW OWNER~~	
418 Glenpark Drive	980 Hammond Dr. 850	120-05-0-172.00
Nashville, TN 37217	Atlanta GA 30328	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 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/WE, **AN ARTESON LIFE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **DERREK PHILLIPS, A SINGLE MAN AND MARIAH PHILLIPS, A SINGLE WOMAN,** hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5C8 on the Plan of Glengarry Park, Section 5-C, of record in Plat Book 3500, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to An Arteson Life, LLC., a Tennessee Limited Liability Company by Special Warranty Deed from Music City Holdings, LLC., a Texas Limited Liability Company of record in Instrument No. 20240501-0031787 Register's Office for Davidson County, Tennessee, dated April 30, 2024 and recorded on May 01, 2024.

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is improved___ unimproved____ property and believed to be known as: 418 Glenpark Drive, Nashville, TN 37217 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 14th day of January, 2025.

An Arteson Life, LLC, a Tennessee Limited Liability Company

By: _____
Jennifer Arneson, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a notary of the state and county mentioned, personally appeared Jennifer Arneson, Member of An Arteson Life, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of An Arteson Life, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

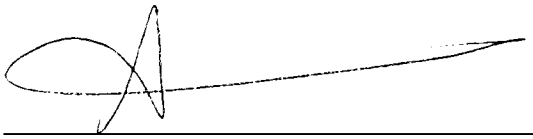
Witness my hand and official seal at office this January 14th, 2025.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 11/22/2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **1-14-2025**.



Affiant Signature — **1-14-2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1-14-2025**.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal