Karen Johnson Davidson County
Batch# 1226476 DEEDWARR
01/15/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $4,578.57
20250115-0003049

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael Ryan Phillips and Christine Baiers Phillips 647 Oakley Drive Nashville, TN 37220	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	146 15 0 056

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Simon C. Mundy and Amanda Kathrine Latham - Frisbie Husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael Phillips and Christine Baiers Phillips, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 647 Oakley Drive, Nashville, TN 37220 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Haileywood Estates Section VI of record in Plat Book 2331, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Simon C. Mundy and Amanda Kathrine Latham-Frisbie, husband and wife, by Warranty Deed from James A. Rudder and Sidney Helou Rudder, husband and wife dated September 15, 2020 and recorded September 15, 2020 in Instrument No. 20200915-0105421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8 day of January, 2025.

Simon C. Mundy

Simon C. Mundy

Amanda Katherine Latham - Frisbie

STATE OF South Carolina
COUNTY OF Charleston

On this 8th day of January, 2025, before me personally appeared Simon C Mundy and Amanda Katherine Latham - Frisbie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of January, 2025.

Armeeda Gantt

Notary Signature
My commission expires: February 23, 2028

ARMEEDA GANTT
Notary Public - State of South Carolina
My Commission Expires
February 23, 2028

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,237,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10 day of January, 2025

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of January, 2025.

Affiant Signature
Date 1/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027