Karen Johnson Davidson County
Batch# 1247806 DEEDWARR
03/19/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250319-0019408

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2025-185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($299,900.00) cash in hand paid, the receipt of which is hereby acknowledged, DONNA M. CANNON-HOLT, an unmarried woman, ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto TAMERA LEE PHILLIPS, a single person, her successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Beginning at a point in the center line of Forte Road extended, said point being the southeasterly corner of the property conveyed to Leona Ollie Dugger by deed from S. Dugger as of record in Book 3703, Page 271, Register's Office for said county, and being designated by an iron pin in the center line of said road; thence with the center of said road in a northly direction 140 feet to an iron pin; thence North 89 degrees West 419 feet to an iron pin; thence South 2 degrees West 250 feet to an iron pin in the dividing line between the said property of Leona Ollie Dugger and S.D. Dugger; thence South 89 degrees East 269 feet to an iron pin; thence North 1 degrees East 110 feet to an iron pin; thence South 89 degrees East 150 feet to the point of beginning, containing 2 acres, more or less.
>
> Being the same property conveyed to Donna M. Cannon-Holt by Quitclaim Deed from Jeffrey E. Holt, Executor of the Estate of Rayburn B. Holt, Sr., deceased & Jeffrey E. Holt, individually, dated May 10, 2021 and of record in Instrument No. 20210528-0072359, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Forte Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2025 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of March, 2025.

DONNA M. CANNON-HOLT

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 7th day of March, 2025, before me personally appeared DONNA M. CANNON-HOLT, 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 and official seal at office in said County this 7th day of March, 2025.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. JULY 18, 2028 DICKSON COUNTY

NOTARY PUBLIC

My commission expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $299,900.00, 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 7th day of March, 2025.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. JULY 18, 2028 DICKSON COUNTY

NOTARY PUBLIC

My commission expires:

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Map & Parcel No: 029 00 0 160.04

ADDRESS OF NEW OWNERS:
Ms. TAMERA LEE PHILLIPS
3627 Forte Road
Joelton, TN 37080

SEND TAX BILLS TO:
Ms. Tamera Lee Phillips
3627 Forte Road
Joelton, TN 37080

202503190019408

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Sayyes, 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 March, 7, 2025.

Custodian's Signature

3.12.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of March, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON