THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16871-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 403,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2025 Notary Public MY COMMISSION EXPIRES: 4/27/2029 (AFFIX SEAL)

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1255970 DEEDWARR
04/03/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20250403-0025363

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan M. Wells and Jonathan M. Wells	Community Mortgage Corporation	
601 Old Hickory Blvd Unit 58	142 Timber Creek Drive	171-03-0B-254.00-CO
Brentwood, TN 37027	Cordova, TN 38018	
(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, **Phyllis Kaye Bartlett, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Logan M. Wells and Jonathan M. Wells, wife and husband**

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:

Certain property in Davidson County, TN, described as Unit No. 16 of Phase Two, Section Seven, Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Boulevard, in Brentwood, TN, together with Easements as shown on the plat of Phase Two, Section Seven, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 957, said Register's office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 8920, page 65, as amended in Book 9500, page 393, Book 9860, page 840, Book 10224, page 683, Book 10694, page 541, Book 10453, page 931, Book 10126, page 435, as amended in Book 10224, page 683, Book 10294, page 850, Book 10393, page II, Book 10628, page 517, Book 11550, page 531, Book 11682, page 75 and Instrument No. 20000718-0070558, said Register's office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions and Restrictions and By-Laws appended thereto, recorded in Book 8920, page 45, as amended in Book 10694, page 539, Book 10126, page 486, Book 10275, page 959 and Book 11550, page 554, said Register's office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Phyllis K. Bartlett, unmarried by Warranty Deed from Larry C. Eckman and wife, Elizabeth Eckman of record in Instrument No. 20040421-0045583 Register's Office for Davidson County, Tennessee, dated April 15, 2004 and recorded on April 21, 2004.

Phyllis K. Bartlett and Phyllis Kaye Bartlett are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **601 Old Hickory Blvd Unit 58, Brentwood, TN 37027**

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 the 2nd day of April, 2025.

Phyllis Kaye Bartlett by Lori Kaye Turner, Attorney-in-Fact

Phyllis Kaye Bartlett
by Lori Kaye Turner, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Kaye Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Phyllis Kaye Bartlett, as her Attorney-in-Fact, as the free act and deed of the within named Phyllis Kaye Bartlett.

Witness my hand and official seal this the 2 day of April, 2025.

My Commission expires: 7/3/28

Notary Public

SAMUEL E. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 April 2, 2025.

Lissa Groom
Affiant
Date: April 2, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2 day of April, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON