WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257226 DEEDWARR
04/07/2025 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20250407-0026329

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of April 2025 .

Notary Public

My Commission Expires: 1/1/2026

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Emma Watts	New Owner	026 05 0 04700
114 Hollywood Street		
Goodlettsville, TN 37072		

For and 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/we, John Phillips and Julie Phillips, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emma Watts, unmarried woman, 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:

Land in Davidson County, State of Tennessee, being Lots 21 & 22, Block A, Plan of the Third Addition to Roscoe Place, as of record in Book 843, page 74, said Register's Office.

Said Lots No. 21 and 22 front 50 feet each on the northerly line of Hollywood Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to John Phillips and Julie Phillips, husband and wife by Warranty Deed from Bradley Stephens and wife, Judith Stephens, dated September 14, 2023 and filed for record in Instrument No.20230919-0073268, Register's Office for Davidson County, Tennessee.

John Phillips executed this instrument on behalf of Julie Phillips pursuant to Power of Attorney of record in Instrument No. 202504070026328, said Register's Office.

This conveyance is subject to the following:

Subject to all matters as shown on plat of record in Plat Book 843, Page 74, said Register's Office.

Any and all easements and minimum building setback lines of record.

This is unimproved X improved property, known as 114 Hollywood Street, Goodlettsville, TN 37072

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 hand this 4th day of April, 2025.

John Phillips

Julie Phillips by John Phillips, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 4th day of April, 2025, before me personally appeared John Phillips, 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 4th day of April, 2025.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Phillips as Attorney-in-Fact for Julie Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 4th day of April, 2025.

My commission expires: 1-26-28

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 4/4/25 (date of document).

Affiant Signature

4/4/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 4th day of April, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504070026329