(2)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8326-WE

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF April, 2025.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public

MY COMMISSION EXPIRES My Commission Expires 10/4/27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1260166 DEEDWARR
04/15/2025 10 56 27 AM 2 pgs
Fees $13 00 Taxes $1,452 25

20250415-0028593

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Flynn Phillips and Stephen Paul Phillips	Studio Bank Mortgage	
6920 Highland Park Drive	1550 West McEwen Drive Suite 40	143-03-0B-035.00-CO
Nashville, TN 37205	Franklin, TN 37067	
(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, **Frederick Sheppard O'Neal and Mary Ashton Ihrig, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Flynn Phillips and Stephen Paul Phillips, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6920, in a Horizontal Property Regime which is located on the Plan of Harpeth Glen Condominium, Phase III of record in Plat Book 4675, Page 64, 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 Frederick Sheppard O'Neal, an unmarried man Mary Ashton Ihrig, an unmarried woman by Warranty Deed from Francisco Guerrero Jimenez and Karla Caroline Aular Castillo, husband and wife of record in Instrument No. 20240501-0031685 Register's Office for Davidson County, Tennessee, dated April 30, 2024 and recorded on May 01, 2024. Frederick Sheppard O'Neal and Mary Ashton Ihrig, are now husband and wife.

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 **6920 Highland Park Drive, Nashville, TN 37205**

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 14 day of April, 2025.

Frederick Sheppard O'Neal by JAW attny-in-fact
Frederick Sheppard O'Neal by James A. Waechter, attorney-in-fact

Mary Ashton Ihrig by JAW attny-in-fact
Mary Ashton Ihrig by James A. Waechter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** 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 on behalf of **Frederick Sheppard O'Neal and Mary Ashton Ihrig**, as their Attorney in Fact, as the free act and deed of the within named **Frederick Sheppard O'Neal and Mary Ashton Ihrig.**

Witness my hand and official seal this the 14 day of April, 2025.

My Commission expires _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028