Karen Johnson Davidson County
Batch# 1267649 DEEDWARR
05/02/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250502-0034105

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-25-1976

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2025

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Phillips and Stacy Phillips 8601 Peckham Lane, #11 Nashville, TN 37013	New Owner	181-02-0A-254.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Jacquelyn Annette Pelfrey, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Phillips and Stacy Phillips, husband and wife

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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

A 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. P-11 of Lenox Creekside, Phase 5, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amending Instrument No. 20080808-0081967, in the Register's Office, for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said Unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Jacquelyn Annette Pelfrey, a single woman by Warranty Deed from Eric Stanley and Marissa Stanley, husband and wife of record in Instrument No. 20190506-0042148 Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on may 06, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8601 Peckham Lane, #11, Nashville, TN 37013

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 so 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.

Dated this the 30th day of April, 2025.

Jacquelyn Annette Pelfrey

Jacquelyn Annette Pelfrey

STATE OF TENNESSEE
COUNTY OF WILSON

On this 30th day of April, 2025, before me personally appeared Jacquelyn Annette Pelfrey, 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 30th day of April, 2025.

Notary Signature
My commission expires: october 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4130125.

Affiant Signature – Joshua A. Terry

5/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27