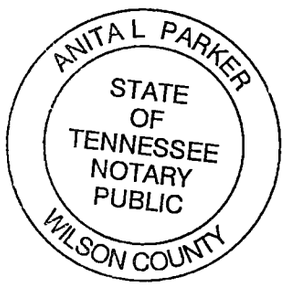
WARRANTY DEED



Karen Johnson
Batch # 1268439
05/05/2025 08 43 39 AM
Fees $13 00 Taxes $1,273 91

Davidson County
DEEDWARR
2 pgs

20250505-0034382

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,300 00

George Livingston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2025

Notary Public

MY COMMISSION EXPIRES 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
George Livingston and wife, Janet Gray Livingston	George Livingston + Janet Gray Livingston	63-21 00
(NAME)	(NAME)	
1720 Neelys Bend Road	1550 Neelys Bend Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250289

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, I/we, **Lanny D. Phillips and Bonnie J. Phillips** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **George Livingston and wife Janet Gray Livingston**, 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 real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows

Beginning at a point in the center line of Neeley's Bend Road, at the SE corner of the Homestead Tract of Susan A. Neeley, widow of William Neeley, deceased, a plan of which is of record in Minute Book Y, page 458, County Court for said County, being also Ford's NE corner. Said point of beginning also being in the center of a culvert; thence with the center of said road, N 15°40'W 157 feet to a point in the center of said road, thence S 83°57'W 375 feet to a point, thence S 13°E 165 5 feet to a hackberry in a branch, thence N 82°30'E 381 2 feet to the point of beginning, according to survey of the Angles Tract, by Z.J. Wilkinson, Surveyor, dated 09/13/1947

BEING the same property conveyed to Lanny D Phillips and Bonnie J Phillips by Warranty Deed from Larry A Jenkins and wife, Marion Jenkins, dated 06/22/1987 and filed of record in Book 7395, page 3, Register's Office for Davidson County, Tennessee

Also subject to:

Right-of-way easement appearing of record in Book 1730, page 584, Register's Office for said County.

Easement for Ingress and Egress appearing of record in Book 7397, page 207, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1720 Neelys Bend Road, Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 1st day of May, 2025

Lanny D Phillips by Bonnie J. Phillips, Attorney in Fact

Lanny D Phillips by Bonnie J. Phillips, Attorney in Fact

Bonnie J Phillips

Bonnie J Phillips

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Bonnie J Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lanny D Phillips, and who acknowledged that he/she executed the same as the free act and deed of Lanny D Phillips

Witness my hand, at office, this 1st of May, 2025.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bonnie J Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 1st of May, 2025.

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY