Karen Johnson Davidson County
Batch# 1269206 DEEDWARR
05/06/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20250506-0035233

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Micah A. Phillips
Affiant

Subscribed and sworn to before me this 6TH DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIELLE WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah A. Phillips and Jessica H. Phillips, husband and wife	New Owner	
	(NAME)	
6120 Lickton Pike		017-00-0-344.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kyler L. Johnson, and wife, Amber D. Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Micah A. Phillips and Jessica H. Phillips, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Subdivision of Lots 1 and 2, R. L. Talley Property of record in Book 8250, Page 411, Register's Office for Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 23, 1995, as follows:

Tract 2: Beginning at an iron pin set in the Southerly margin, 25 feet from the center line of Union Hill Road, the most northeast corner of this tract, and being a corner to Thomas A. Ankenbauer (deed book 6574, page 695); thence leaving said road and with the line of said Ankenbauer, South 07 degrees 25 minutes 52 seconds West 450.00 feet to an iron pin set in the line of said Ankenbauer; thence North 82 degrees 34 minutes 08 seconds West 200.00 feet to an iron pin set; thence North 07 degrees 26 minutes 27 seconds East 455.53 feet to an iron pin set in the southerly margin of said Union Hill Road; thence, with said road South 80 degrees 59 minutes 08 seconds East 200.00 feet to the beginning, containing 2.08 acres, more or less.

Being the same property conveyed to James L. Grissom and wife, Wanda Grissom by Warranty Deed from Kevin M. Weaver and wife, Melissa J. Weaver of record in Book 10100, page 302, Register's Office for Davidson County, Tennessee, dated June 20, 1996 and recorded on June 27, 1996.

Being the same property conveyed to James T. Grissom and wife, Tammy L. Grissom by Quitclaim Deed from James L. Grissom and wife, Wanda Grissom of record in Book 10832, page 424, Register's Office for Davidson County, Tennessee, dated March 10, 1998 and recorded on March 11, 1998.

Being the same property conveyed to James T. Grissom and Tammy Grissom, Co-Trustees of the Grissom Revocable Trust dated May 23, 2013 by Quitclaim Deed from James T. Grissom and Tammy Lynell Grissom of record in Instrument No. 20130827-0090424 Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on August 27, 2013.

Being the same property conveyed to James L. Grissom, married and Wanda Grissom, wife by Quitclaim Deed from James T. Grissom, married and Tammy L. Grissom, wife of record in Instrument No. 20160216-0014408 Register's Office for Davidson County, Tennessee, dated February 13, 2016 and recorded on February 16, 2016.

Being the same property conveyed to James L. Grissom and Wanda Grissom by Quitclaim Deed from James T. Grissom and Tammy Grissom, Co-Trustees of the Grissom Revocable Trust dated May 23, 2013 of record in Instrument No. 20200226-0021146 Register's Office for Davidson County, Tennessee, dated January 25, 2020 and recorded on February 26, 2020.

Being the same property conveyed to Kyler L. Johnson and wife, Amber D. Johnson by Warranty Deed from James L. Grissom, unmarried of record in Instrument No. 20240530-0040147 Register's Office for Davidson County, Tennessee, dated May 29, 2024 and recorded on May 30, 2024.

WARRANTY DEED
(Continued)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 0 Union Hill Road, Goodlettsville, TN 37072
(House Number) (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 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/our hand(s) this 6th day of May, 2025.

Kyler L. Johnson

Amber D. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyler L. Johnson, and wife, Amber D. Johnson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2025.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 6TH day of MAY, 2025.

Date: 05-06-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of MAY, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY