Karen Johnson Davidson County
Batch# 1290646 DEEDWARR
06/27/2025 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250627-0050614

WARRANTY DEED

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Cathryne Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110,
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathryne Harper	CMG Mortgage, Inc dba CMG Home Loans	142-04-0A-189.00
(NAME)	(NAME)	
214 Old Hickory Boulevard, Unit 189	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **David Phillips, Trustee of the Revocable Trust of David Phillips, dated February 24, 2025**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cathryne Harper, a single woman and Robert Horras, a single man, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, 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. 189, in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Phillips, Trustee of the Revocable Trust of David Phillips, dated February 24, 2025, by Quitclaim Deed from David Phillips, unmarried, dated 02/24/2025, of record in Instrument No. 20250225-0013830, Register's Office for Davidson County, Tennessee. Subject property is not now nor has it been the principal residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 214 Old Hickory Boulevard, Unit 189, Nashville, TN 37221
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of June, 2025.

The Revocable Trust of David Phillips,, dated February 24, 2025

By: _____
David Phillips, Trustee

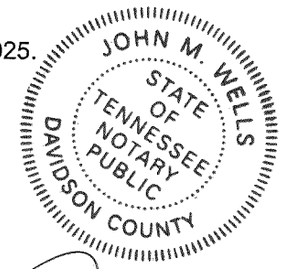
State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Phillips, Trustee of the Revocable Trust of David Phillips, dated February 24. 2025 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 25th day of June, 2025.

_____
Notary Public:

My Commission Expires: 3/9/2027



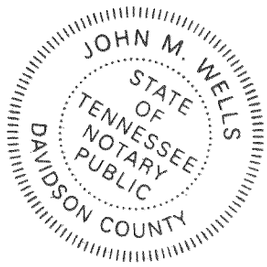
_____
David Phillips

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 David Phillips, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of June, 2025.

_____
Notary Public:
My Commission Expires: 3/9/2027



RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202506270050614

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 6/25/25.

Jennifer A Hoffman

AFFIANT

DATE: 6/26/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 26th day of June, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027