Karen Johnson Davidson County
Batch# 1295245 DEEDWARR
07/09/2025 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250709-0053748

Name and Address of New Owner:
Stephen Kenneth Phillips and Victoria Elizabeth Cooper
506 Stewarts Ferry Pike
Nashville, TN 37214

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
096-12-0-005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew L. Wyka, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Victoria Elizabeth Cooper, unmarried**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 4 on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for Davidson County, Tennesse.

Being the same property conveyed to Andrew L. Wyka, an unmarried man by Warranty Deed from Bradley S. Wolf, unmarried of record in Instrument No. 20140801-0069034 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 01, 2014.

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, and (5) other matters of public record.

This is Improved property known as: 506 Stewarts Ferry Pike, Nashville, TN 37214

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 1 day of July, 2025.

Andrew L. Wyka

STATE OF Tennessee
COUNTY OF Rutherford

On this 1 day of July, 2025, before me personally appeared Andrew L. Wyka, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 1 day of July, 2025.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: Oct. 21, 2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00.

Affiant Signature

Subscribed and sown to before me, this the _____ day of July, 2025.

Notary Public
My Commission Expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 JULY 8TH 2025 (date of document)

Regina Sullo
Affiant Signature

JULY 8TH 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 8th day of JULY, 2025

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

