Karen Johnson
Batch # 1300878
07/23/2025 10 21 58 AM
Fees $13 00 Taxes $1,350 50
Davidson County
DEEDWARR
2 pgs
20250723-0058125

RECORD AND RETURN TO.
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-31620-25

WARRANTY DEED

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of July 2025

NOTARY PUBLIC

My Commission Expires:
My commission expires May 20, 2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Phillips 904 Libby Lane Hermitage, TN 37076	FirstBank 722 Columbia Ave. Franklin, TN 37064	075-11-0-281

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($365,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VASHTI CAMMACK, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EVAN PHILLIPS, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Final Plat, Meadows of Tulip Grove, Section Three, of record in Book 6900, Page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Vashti Cammack, unmarried, from Robert Jones and Banafsheh Jones, husband and wife, by Warranty Deed dated December 28, 2020, and recorded January 4, 2021, in Instrument Number 20210104-0000221, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 904 Libby Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 22 day of July, 2025

GRANTOR(S)

Vashti Cammack

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Vashti Cammack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 22 day of July 2025

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY