Karen Johnson Davidson County
Batch# 1328458 DEEDWARR
09/30/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20250930-0077812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

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
Paul Louis Garizio, Jr and Wendy April Garizio, husband and wife	New Owner (NAME)	
11 Johns Road (ADDRESS)	(ADDRESS)	017-00-0-344.00
Brookfield, CT 06804 (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 Micah A. Phillips and Jessica H. Phillips, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul Louis Garizio, Jr and Wendy April Garizio, 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 Micah A. Phillips and Jessica H. Phillips, husband and wife, by Warranty Deed from Kyler L. Johnson and wife, Amber D. Johnson of record in Instrument No. 20250506-0035233 Register's Office for Davidson County, Tennessee, dated May 6, 2025 and recorded on May 6, 2025.

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 30th day of September, 2025.

WARRANTY DEED
(Continued)

Micah A. Phillips

Jessica H. Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Micah A. Phillips and Jessica H. Phillips, husband and wife, 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 30th day of September, 2025.

Notary Public

My Commission Expires: 7/16/2026

(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 30TH day of SEPTEMBER, 2025.

Date: 9-30-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30TH day of SEPTEMBER, 2025.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY