2025-1547-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1340672 DEEDWARR
10/31/2025 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $943.13
20251031-0086725

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$254,900.00.**

Affiant

Subscribed and sworn to before me this 30th day of October 2025

Notary Public
My Commission expires: 9/3/26
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Theresa C. Phillips	Ark-La-Tex Financial Svs.	042-11-0B-100-00
6001 Old Hickory Boulevard, Apt 431	5160 Tennyson Pkwy H/100	
Nashville, TN 37115	Plano, TX 75024	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Theresa C. Phillips, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 502 on the Plan of Heritage Village Condominiums, as shown on Exhibit A to the Master Deed of record in Book 4875, page 179, as amended, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Williams, by Special Warranty Deed, from Music City Holdings, LLC, A Texas Limited Liability Company dated May 23, 2024, and recorded May 24, 2024 at Instrument Number 20240524-0038833 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20040804-0093767 in the official records of the Davidson County Register of Deeds.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 4758, Page 179 in the official records of the Davidson County Register of Deeds.**
4. **Subject to the Covenant, Condition, or Restriction, recorded in Book 4808, Page 829 in the official records of the Davidson County Register of Deeds.**
5. **Subject to the Covenant, Condition, or Restriction, recorded in Book 5102, Page 83 in the official records of the Davidson County Register of Deeds.**
6. **Subject to the Covenant, Condition, or Restriction, recorded in Book 6380, Page 989 in the official records of the Davidson County Register of Deeds.**

7. **Subject to the Covenant, Condition, or Restriction, recorded in Book 6484, Page 287 in the official records of the Davidson County Register of Deeds.**
8. **Subject to the Covenant, Condition, or Restriction, recorded in Book 9654, Page 906 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **502 Colony Trace Court, Nashville, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 30th day of October, 2025.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williams

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 30th day of October, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **10/30/2025** (date of document).

Affiant Signature
Date **10/30/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **30** day of **October**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202510310086725