NEW OWNER:
AUGUST BEAM PHILLIPS
1737 HILLMONT DRIVE
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0513

Map & Parcel No.: 117150R00100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1410264 DEEDWARR
04/23/2026 09:14:16 AM 3 pgs
Fees: $18.00 Taxes: $6,142.00
20260423-0033664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Six Hundred Sixty Thousand and 00/100 Dollars ($1,660,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY J. MORSCHES and SHERRY D. MORSCHES, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **AUGUST BEAM PHILLIPS and KRISTEN WEBB PHILLIPS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit "A", Hillmont Townhomes, a Horizontal Property Regime with Private Elements, and described in the Declaration of Covenants, Conditions and Restrictions for Hillmont Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20101105-0089002, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hillmont Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20101105-0089002, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to GARY J. MORSCHES and SHERRY D. MORSCHES, husband and wife, by Warranty Deed from PATRICK SPEAR and LISA SPEAR, husband and wife, dated

September 30, 2024, and of record in Instrument No. 20241004-0077076, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **1737 HILLMONT DRIVE, NASHVILLE, TN 37215**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20100610-0045145, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of April, 2026.

GARY J. MORSCHES

SHERRY D. MORSCHES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY J. MORSCHES and SHERRY D. MORSCHES**, 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 official seal at office this 17th day of April, 2026.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$1,660,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of April, 2026.

NOTARY PUBLIC

My commission expires: 