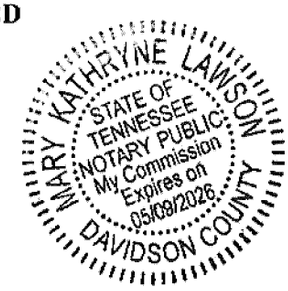
Karen Johnson Davidson County
Batch# 1208372 DEEDWARR
11/25/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241125-0092091

WARRANTY DEED



File No. ML-24-7875

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillips Builders LLC	New Owner	
(NAME) 6300 American Court	(NAME)	090-12-0-120.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Michelle Juneau, married and Tyler Evans, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillips Builders LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 70 on the Plan of Charlotte Park, Section I, of record in Book 2663, Pages 2, 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 70 fronts 38.4 feet on the turn-around at the end of American Court and extends back 126 feet on the westerly line and 136 feet on the easterly line to a broken line in the rear on which it measures 139.7 feet.

Being the same property conveyed to Debbie S. Evans by Warranty Deed from Ira G. Buttrey, (now deceased) and wife, Nettie M. Buttrey of record in Instrument No. 20031013-0151366 Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 13, 2003.

Being the same property conveyed to Michelle Juneau, married and Tyler Evans, unmarried by Quitclaim Deed from James Shand, married to Debbie S. Evans, and Michelle Juneau, as Attorney in Fact for Deborah Sue Evans of record in Instrument No. 20210114-0006154 Register's Office for Davidson County, Tennessee, dated January 07, 2021 and recorded on January 14, 2021.

The subject property was not a marital residence of Grantors and as such is not subject to any marital or homestead interest.

This is property more commonly known as 6300 American Court, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 25th day of November, 2024.

Michelle Juneau

Tyler Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of November, 2024, before me personally appeared Michelle Juneau, and Tyler Evans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of November, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **November 25, 2024**.

Date

Affiant Signature

November 25, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25th** day of **November**, 20**24**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)