Karen Johnson Davidson County
Batch# 1217005 DEEDWARR
12/16/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,445.70
20241216-0097570

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

File No. ML-24-8395

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $661,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 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)	(NAME)	
920 14th Avenue South		105-01-0-056.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Bradford Gioia and Minna Cook Gioia, Co-Trustees of Gioia Tennessee Community Property Trust u/a/d June 17, 2021 dated June 17, 2021**, 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. 11 on the Plan of Catron Heirs Addition to Nashville of record in Plat Book 1, page 132, Chancery Court at Nashville, described according to a survey by Michael V. Holmes dated July 30, 1971, as follows:

Said Lot No. 11 fronts 50 feet on the Easterly margin of 14th Avenue South and extends back between parallel lines 150 feet between parallel lines to an alley.

Being the same property conveyed to Jan Pass and Minna Gioia by Special Warranty Deed from Citibank, N.A. as Trustee of record in Instrument No. 20060203-0013935 Register's Office for Davidson County, Tennessee, dated January 24, 2006 and recorded on February 03, 2006.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from Jan Pass and Minna Gioia, of record in Instrument No. 20151229-0130706, Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 29, 2015 and within the same deed the said Christy W. Ivey, Trustee conveyed his interest in the subject property to Minna Cook Gioia and spouse, Bradford Gioia..

Being the same property conveyed to Bradford Gioia and Minna Cook Gioia, Co-Trustees of the Gioia Tennessee Community Property Trust u/a/d June 17, 2021 by Quitclaim Deed from Minna Cook Gioia and spouse, Bradford Gioia of record in Instrument No. 20210713-0094259 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on July 13, 2021.

This is property more commonly known as 920 14th Avenue South, Nashville, TN 37212.

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 16th day of December, 2024.

Gioia Tennessee Community Property Trust
u/a/d June 17, 2021 dated June 17, 2021

By: Bradford Gioia, Co-Trustee
Bradford Gioia, Co-Trustee

By: Minna Cook Gioia, Co-Trustee
Minna Cook Gioia, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of December, 2024, before me personally appeared Bradford Gioia and Minna Cook Gioia, Co-Trustees of Gioia Tennessee Community Property Trust u/a/d June 17, 2021 dated June 17, 2021, 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 16th day of December, 2024.

Notary Signature
My commission expires:



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 **December 16, 2024**.

Date

Affiant Signature

December 16, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **December**, 20**24**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)