WARRANTY DEED

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. BC-25-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Crawford Larson Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 2/11/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Stickler Phillips and Crawford Larson Phillips	FirstBank	
(NAME)	(NAME)	
1414B Stainback Avenue	722 Columbia Ave.	071-11-0A-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37064	
(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, **MANUEL D. MEDINA, JR., TRUSTEE OF THE MANUEL D. MEDINA, JR. FAMILY TRUST DATED MAY 25, 2011**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN STICKLER PHILLIPS AND CRAWFORD LARSON PHILLIPS, WIFE AND HUSBAND**, 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 Unit No. B, together with the appurtenant interest in the common elements of 1414 Stainback Avenue Townhomes, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 20140404-0028283, Register's Office for said County, said Unit being depicted on the Condominium Site-Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot Nos. 173 and 174 on the plan of Map of The Highland Land Company Subdivision, of record in Book 421, Page 14, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manuel D Medina Jr. Family Trust by Warranty Deed from Robert B. Burns, unmarried of record in Instrument No. 20180723-0071571 Register's Office for Davidson County, Tennessee, dated July 2, 2018 and recorded on July 23, 2018.

This is property more commonly known as 1414B Stainback Avenue, Nashville, TN 37207.

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

Karen Johnson Davidson County
Batch# 1239534 DEEDWARR
02/21/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
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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 hand this 13th day of February, 2025.

Manuel D Medina Jr Family Trust dated May 25, 2011

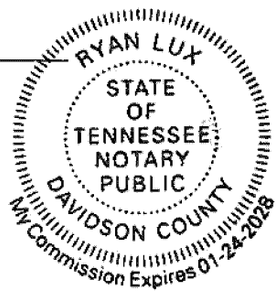
By: _____
Manual D. Medina, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2025, before me personally appeared Manual D. Medina, Jr., Trustee of Manuel D Medina Jr Family Trust dated May 25, 2011, 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 13th day of February, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/25.

Affiant Signature – Joshua A. Terry

2/21/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/21/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27