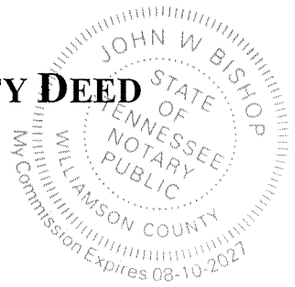
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of April, 2025.

(Affix Seal) Notary Public

My Commission Expires:

2025-03-2679

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 1263539 DEEDWARR
04/23/2025 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20250423-0031338

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sara Ellis and David Weinstein 7124 Holt Run Drive Nashville, TN 37211	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	Map/Parcel 180-03-0A-084.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brenton L. Phillips and Chasity Phillips, a married couple**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara Ellis and David Weinstein, wife and husband**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 46 on the Plan of Stone Creek Park Subdivision, Section 2-B, as of record in Plat Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brenton L. Phillips and Chasity Phillips by Warranty Deed from Daniel P. Zoeller and Tamra L. Zoeller, Co-Trustees of the D.P. Zoeller Family Revocable Living Trust, u/a dated July 26, 2006 and Daniel P. Zoeller and wife, Tamra L. Zoeller of record in Instrument No. 20070409-0041980 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 09, 2007.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, Zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7124 Holt Run Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 11 day April, 2025.

Brenton L. Phillips

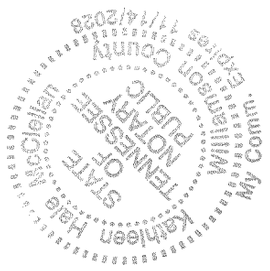
Chasity Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11 day of April, 2025, before me personally appeared Brenton L. Phillips and Chasity Phillips, 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 11 day of April, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 21 day of April, 2025.

Affiant Signature

Date 4/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028