Karen Johnson Davidson County
Batch# 1283968 DEEDWARR
06/13/2025 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $3,000.79
20250613-0045779

**WARRANTY DEED**

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

File No. CR-25-9217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$811,025.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2025

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 |
|---|---|---|
| Matthew Wagner and Michael Babiarz | Matthew Wagner and Michael Babiarz | |
| (NAME) 616 Continental Drive | (NAME) 616 Continental Drive | 102-03-0R-002.00-CO |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville, TN 37209 | |
| (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, **Phillips Builders LLC, a Tennessee Limited Liablity Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Babiarz (50%), an unmarried man and Matthew Wagner (50%), an unmarried man, as tennants in common**, 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:

**A certain unit lying in Davidson County, Tennessee, being Unit B of Homes At 614 Continental Drive, A Horizontal Property Regime With Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20240906-0068824, in the Register's Office for Davidson County, Tennessee, said unit depicted in Exhibit "B" in said Declaration, to which Declaration reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to Thuc T. Le, a married person and Dung T. Pham, a single male and Thai Q. Pham, a single male, as joint tenants with the right of survivorship by Warranty Deed from Thomas R. Polte and wife, Tracy C. Polte of record in Book 10516, Page 293, in the Register's Office for Davidson County, Tennessee, dated July 1, 1997 and recorded on July 3, 1997.**

**Being a portion of the same property conveyed to Thuc T. Le, a married person and Thai Q. Pham, a single male as joint Tenants with right of survivorship by Quitclaim Deed from Dung T. Pham, a single male of record in Instrument No. 20020318-0033619, in the Register's Office for Davidson County, Tennessee, dated March 8, 2002 and recorded on March 18, 2002.**

**Being a portion of the same property conveyed to Thuc T. Le and husband, Cuong V. Pham, and Binh Thai Pham, married, as tenants in common with expressed rights of survivorship by Quitclaim Deed from Thai Q. Pham, a single man of record in Instrument No. 20111121-0090751 Register's Office for Davidson County, Tennessee, dated November 10, 2011 and recorded on November 21, 2011.**

**Being a portion of the same property conveyed to Phillips Builders, LLC, A Tennessee Limited Liability Company by Warranty Deed from Binh Pham, A Married Man, and Thuc T. Le and Cuong V. Pham, Wife and Husband of record in Instrument No. 20240906-0068643, in the Register's Office for Davidson County, Tennessee, dated August 16, 2024 and recorded on September 06, 2024.**

**This is property more commonly known as 616 Continental Drive, 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 30th day of May, 2025.

Phillips Builders LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

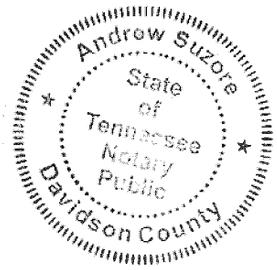
Before me, Andrew Suzore of the state and county mentioned, personally appeared Emma Phillips, Manager of Phillips Builders LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Phillips Builders LLC, the within named bargainor, a Limited Liability Company, and that such Emma Phillips, Manager of Phillips Builders LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Nashville, this 30th day of May, 2025.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 30, 2025

Affiant Signature

5/30/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of May, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY