WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292555 DEEDWARR
07/02/2025 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20250702-0052068

JM-WR-25-6421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30th** DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Patrick Buras and Sarah Zoghbi	**Same As New Owner**	
(NAME)	(NAME)	
6421 Clarksville Pike	**Same As New Owner**	**PART OF 021-00-0-423.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS PHILIP, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT PATRICK BURAS AND SPOUSE, SARAH ZOGHBI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 2, on the Final Plat Amendment of Lots 1 & 2 of the Subdivision of the Chris Philip Property, as shown on the plat of record in Instrument No. 20250627-0050939, Register's Office for Davidson County, reference to which is hereby made for a more complete description, which is further described as follows, to wit:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-17-25, File Number 2-903-2, as follows:

Beginning at an existing iron rod on the north margin of Old Clarksville Pike having a Tennessee State Plane Coordinate of N:724320.8241, E:1703939.6702, located 25 feet from the center line of Old Clarksville Pike and approximately 350 feet southwest of the intersection of Clarksville Pike (Highway 41A)
Thence with the north margin of Old Clarksville Pike with a curve turning to the left with an arc length of 131.97 feet, with a radius of 271.47 feet, with a chord bearing of SOUTH 59 DEGREES 26 MINUTES 45 SECONDS WEST, with a chord length of 130.67 feet;
Thence SOUTH 45 DEGREES 35 MINUTES 54 SECONDS WEST a distance of 105.34 feet;
Thence SOUTH 49 DEGREES 34 MINUTES 20 SECONDS WEST a distance of 20.49 feet;
Thence with a curve turning to the right with an arc length of 34.78 feet, with a radius of 56.00 feet, with a chord bearing of SOUTH 67 DEGREES 21 MINUTES 56 SECONDS WEST, with a chord length of 34.23 feet to a set iron rod;
Thence leaving said margin and with the common line of Lot 1 of Final Plat Amendment of Lots 1 and 2 of the Subdivision of the Chris Philip Property
NORTH 43 DEGREES 58 MINUTES 19 SECONDS WEST a distance of 169.46 feet to a set iron rod and the Point of Beginning of this description;
Thence with the common line of Lot 2 of said Chris Philip Property
Thence NORTH 43 DEGREES 58 MINUTES 19 SECONDS WEST a distance of 83.06 feet to a set iron rod;
Thence NORTH 01 DEGREES 51 MINUTES 10 SECONDS EAST a distance of 210.18 feet to an existing iron rod on the south margin of Clarksville Pike (Highway 41A);
Thence with said margin SOUTH 75 DEGREES 24 MINUTES 47 SECONDS EAST a distance of 232.06 feet to an existing iron rod;
Thence SOUTH 14 DEGREES 40 MINUTES 20 SECONDS WEST a distance of 15.03 feet to an existing iron rod;
Thence SOUTH 75 DEGREES 26 MINUTES 58 SECONDS EAST a distance of 68.97 feet to an existing iron rod;
Thence with the common line of Lot 3 of said Chris Philip Property
SOUTH 43 DEGREES 38 MINUTES 31 SECONDS WEST a distance of 105.87 feet to a set iron rod;
Thence SOUTH 53 DEGREES 24 MINUTES 36 SECONDS WEST a distance of 163.89 feet to a set iron rod;

Thence SOUTH 80 DEGREES 46 MINUTES 27 SECONDS WEST a distance of 32.38 feet to a set iron rod which is the point of beginning,
having an area of 47700.18 square feet, 1.10 acres

Being a portion of the same property conveyed to Chris Philip, a married man by Warranty Deed from Melissa T. Philip, an unmarried woman of record in Instrument No. 20200423-0042647, Register's Office for Davidson County, Tennessee, dated March 26, 2020 and recorded on April 23, 2020.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record as Instrument Number 20210511-0063165, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6421 Clarksville Pike, Joelton, Tennessee 37080**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the **30th** DAY OF JUNE, 2025.

Chris Philip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS PHILIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand(s) this the 27 DAY OF JUNE, 2025.

Mary Maloney Philip

Mary Maloney Philip, spouse of Chris Philip, hereby joins in this conveyance and does transfer and convey any and all marital interest Mary Maloney Philip may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MALONEY PHILIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Christen Rabe, 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 June 30, 2025.

Date

Christen Rabe

Affiant Signature

7/1/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 20 25.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

