Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1295776 DEEDWARR
07/10/2025 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,617.46
20250710-0054376

File No. AP-25-9595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $707,420.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

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
Lauren Woodford	Lauren Woodford	
(NAME)	(NAME)	
603 Galaxie Dr	603 Galaxie Dr	102-04-0T-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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 Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Woodford, an unmarried woman**, 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 B of Homes at 603 Galaxie Drive a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes at 603 Galaxie Drive, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20241120-0090077, in the Register' s Of\u64257?ce, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Joseph L. Bay and wife, Minne F. Bay by Warranty Deed from Richard McHenry and wife, Peggy B. McHenry of record in Book 3942, page 819, Register's Office for Davidson County, Tennessee, dated October 04, 1965 and recorded on October 05, 1965.

Being a portion of the same property conveyed to Mrs. Minnie F. Bay, and Donna Faye Farrell by Warranty Deed from Joseph L. Bay of record in Book 4201, page 938, Register's Office for Davidson County, Tennessee, dated December 29, 1967 and recorded on December 29, 1967.

Being a portion of the same property conveyed to Minnie F. Bay, as life estate interest and Donald Wayne Farrell, as remainder interest by Quitclaim Deed from Minnie F. Bay and Donna Faye Farrell of record in Instrument No. 20021217-0154996 Register's Office for Davidson County, Tennessee, dated August 5, 1992 and recorded on December 17, 2002 and Affidavit of Heirship recorded in Instrument No. 20241113-0088434.

Being a portion of the same property conveyed to BFH Enterprises, LLC by Warranty Deed from Teresa Ramirez of record in Instrument No. 20241113-0088435 Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 13, 2024.

Being a portion of the same property conveyed to Phillips Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from BFH Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241114-0088726 Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 14, 2024.

This is property more commonly known as 603 Galaxie Dr, 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 9th day of July, 2025.

Phillips Builders, LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

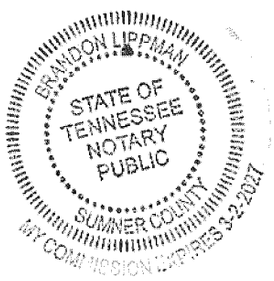
Before me, BRANDON LIPPMAN of the state and county mentioned, personally appeared Emma Phillips, Manager of Phillips Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Phillips Builders, 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.

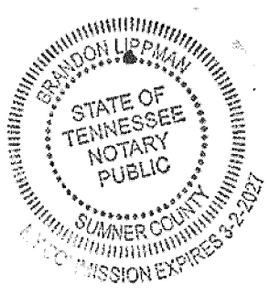
Witness my hand and seal, at office in NASHVILLE, TN, this 9th day of July, 2025.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27





Certificate of Authenticity

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 **July 9, 2025**.

Date

Affiant Signature

July 9, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **July**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)