WARRANTY DEED

Karen Johnson Davidson County
Batch# 1317702 DEEDWARR
09/03/2025 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20250903-0070127

File No. KS-25-10905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

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
Andrea Schmeisser and Justin Butterfield	Andrea Schmeisser and Justin Butterfield	
(NAME) 601 Galaxie Drive	(NAME) **601 Galaxie Drive**	102-04-0T-001.00-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 Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea Schmeisser and Justin Butterfield, 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 A 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 Office, 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 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 601 Galaxie 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 2nd day of September, 2025.

Phillips Builders LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

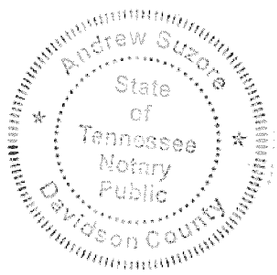
Before me, Andrew Suzore of the state and county mentioned, personally appeared Emma Phillips, Manager of Phillips Builders LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Phillips Builders 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 TN, this 2nd day of September, 2025.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



Certificate of Authenticity

I, Krystal Schuster, 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 9/2/25.

Date

Affiant Signature

9/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of September, 2025.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)