WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347979 DEEDWARR
11/19/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,662.27
20251119-0092268

File No. KS-25-11605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $989,802.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

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
Kelly Johns and Kristi Kerrigan	Kelly Johns and Kristi Kerrigan	
(NAME)	(NAME)	
3106A Wellington Ave	**Property**	104-06-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **Kelly Johns, a single woman, and Kristi Kerrigan, a single woman, as joint tenants with right of survivorship**, 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 on the Plan of Homes at 3106 Wellington Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20240821-0064380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martine Tennessee Community Property Trust under agreement dated December 21, 2018, Layng Martine Jr and Linda S. Martine, Co-Trustees by Quitclaim Deed from Layng Martine Jr., and Linda S. Martine, dated April 3, 2019 and recorded April 10, 2019 in Instrument No. 20190410-0032587, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Layng Martine, Jr. and Linda Martine, husband and wife by Quitclaim Deed from Layng Martine, Jr. and Linda Martine, as Trustees of the Martine Tennessee Community Property Trust under agreement dated December 21, 2018 in Instrument No. 20200316-0028694, dated March 9, 2020 and recorded March 16, 2020, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Layng Martine, Jr and Linda Martine, as Trustees of the Martine Tennessee Community Property Trust Agreement dated December 21, 2018 by Quitclaim Deed from Layng Martine, Jr. and Linda Martine, husband and wife, dated March 9, 2020 and recorded March 17, 2020 in Instrument No. 20200317-0029731, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Phillips Builders, LLC, a Tennessee limited liability company by Warranty Deed from Layng Martine, Jr.

and Linda S. Martine, as Trustees of the Martine Tennessee Community Property Trust U/A dated December 21, 2018 of record in Instrument No. 20240816-0063138 Register's Office for Davidson County, Tennessee, dated August 15, 2024 and recorded on August 16, 2024.

This is property more commonly known as 3106A Wellington Ave, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 18th day of November, 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 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 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 18th day of November, 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 **11/18/25**.

Date

Affiant Signature

11/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **18** day of **November**, 20**25**.

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)