This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Brian Phillips**
**1705 Bryce Ct**
**Nashville, Tennessee 37211**

Karen Johnson Davidson County
Batch # 1355289 **DEEDWARR**
12/08/2025 11 49 50 AM 2 pgs
Fees $13 00 Taxes $1,723 83



20251208-0097446

**SEND TAX BILL TO:**

New Owner

| | |
|---|---|
| **MAP** | **172-15** |
| **GROUP** | **0A** |
| **PARCEL** | **219.00co** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gayle Joan Fallo and Gerrilu Fallo Linton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brian Phillips and Julia Cullipher Phillips, husband and wife,** hereinafter called the GRANTEES, 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 Lot No. 178 on the Plan of Holt Woods, Section Twelve, as shown by plat and survey of record in Plat Book 9700, page 723, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anita R. Fallo by Warranty Deed dated September 13, 1999 of record in Book 11652, page 594, said Register's Office; the Said Anita R. Fallo died on November 2, 2021, her Last Will and Testament was admitted for probate to establish Muniment of Title on April 5, 2023 in the Seventh Civil Court for Davidson County, Tennessee, Probate Division, Case No. 23P-543. The Last Will and Testament of Anita R. Fallo vested title to Glen J. Fallo, Gayle Joan Fallo and Gerrilu Fallo Linton as tenants in common, of record in Instrument No, 20230410-0025575 and in Instrument No. 20230410-0025576, said Register's Office, Davidson County, Tennessee: and being the same property conveyed to Gayle Joan Fallo and Gerrilu Fallo Linton by Quitclaim Deed dated May 11, 2023 from Glen J. Fallo of record in Instrument No. 20230519-0037667, Register's Office for Davidson County, Tennessee.

Said property has never been the primary residence for either of the Grantors.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **1705 Bryce Ct, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **4th** day of **December, 2025.**

**Gayle Joan Fallo**

**Gerrilu Fallo Linton**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gayle Joan Fallo and Gerrilu Fallo Linton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of December, 2025.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/5/2028

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $465,900.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of December, 2025.

NOTARY PUBLIC

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires

My Commission Expires: 11/14/29

#25-9795