Karen Johnson Davidson County
Batch# 1358560 DEEDWARR
12/16/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20251216-0099922

# WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

File #25-TC-1910-C

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Nicholas Newton and Brittany Gerkey** | Same as new owner | |
| (NAME) | (NAME) | |
| **1910 Dahlia Circle** | | **095 05 0 003.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | | |
| (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,

**ZACHARY PHILLIPS AND MARY S. O'NEILL PHILLIPS, HUSBAND AND WIFE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**NICHOLAS NEWTON, A SINGLE PERSON AND BRITTANY GERKEY, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,**

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 No. 55 on the Plan of DAHLIA GARDENS of record in Plat Book 2663, Page 93, 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 Zachary C. Phillips, unmarried by Warranty Deed from Brian G. Foster, married, of record in Instrument No. 20170317-0026199, in the Register's Office of Davidson County, Tennessee, dated March 14, 2017, and recorded on March 17, 2017.

Being the same property conveyed to Zachary Phillips and Mary S. O'Neill, husband and wife, by Quitclaim Deed from Zachary C. Phillips, of record in Instrument No. 20170629-0065434, in the Register's Office of Davidson County, Tennessee, dated June 26, 2017, and recorded on June 29, 2017. Mary S. O'Neill is aka Mary S. O'Neill Phillips.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAHLIA GARDENS, as recorded in Plat Book 2663, Page(s) 93.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2856, Page 63 as amended in Book 2927, Page 275.
* Easement recorded in Instrument No. 20140114-0003778.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **ZACHARY PHILLIPS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202512160099920, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **MARY S. O'NEILL PHILLIPS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202512160099921, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **1910 Dahlia Circle, Nashville, TN 37210**.

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 12th day of December, 2025.

Zachary Phillips By Loy Carney, Attorney In Fact
Zachary Phillips by Loy Carney, his Attorney-In-Fact

Mary S. O'Neill Phillips By Loy Carney, Attorney In Fact
Mary S. O'Neill Phillips by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ZACHARY PHILLIPS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ZACHARY PHILLIPS**.

Witness my hand and official seal this **12th** day of **December, 2025**.

Notary Signature
My Commission Expires: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MARY S. O'NEILL PHILLIPS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARY S. O'NEILL PHILLIPS**.

Witness my hand and official seal this **12th** day of **December, 2025**.

Notary Signature
My Commission Expires: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

## TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 December 12, 2025 (date of document).

Patti Robitaille
Affiant Signature

Date: 12/15/25

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Sworn to and subscribed before me this 15th day of December, 2025.

Notary Public

My Commission Expires: 02/24/2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY