Karen Johnson Davidson County
Batch# 1366275 DEEDWARR
01/06/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20260106-0001090



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$230,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF **DECEMBER, 2025.**

Notary Public

MY COMMISSION EXPIRES: 07/02/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAM PHAM	**SAME**	**103-01-2D-002.00 CO**
(NAME) **327 FOXGLOVE DR.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAM PHAM ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 No. 6025 on the plan of 6023 Hill Circle Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6023 Hill Circle Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20241025-0082898, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to DOUGLAS M. SIMPSON, A SINGLE PERSON, by deed from WARREN ARMOUR, of record in Instrument No. 20070123-0009379, dated January 17, 2007, said Register's Office.

Further being part of the same property conveyed to STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DOUGLAS M. SIMPSON, UNMARRIED, of record in Instrument No. 20240923-0073740, dated September 19, 2024, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 42, Page 73; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Instrument No. 20241025-0082898; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved (**X**)
This is improved( ) property, known as **6025 HILL CIRCLE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand this 30th day of December, 2025.

STONEHOUSE CONSTRUCTION, LLC
A Tennessee Limited Liability Company

Douglas M. Simpson, Chairman & President

By: Douglas M. Simpson, Chairman & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DOUGLAS M. SIMPSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman and President of **Stonehouse Construction, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chairman and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Stonehouse Construction, LLC,** by himself as such Chairman and President.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2025.

My Commission expires: **March 3, 2026**



Lee A. Cohen

Notary Public

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 12/30/2025.

John Cobb Rochford

Date: 12/30/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/30/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29