Karen Johnson Davidson County
Batch# 1372702 DEEDWARR
01/23/2026 06:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260123-0005530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$340,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JANUARY, 2026.

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**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **PHILLIPS BUILDERS, LLC** | **Phillips Builders, LLC** | **091-13-0-095.00** |
| (NAME) **1118 LOCHLAND DRIVE** | (NAME) **1118 Lockland Drive** | |
| (ADDRESS) **GALLATIN, TN 37066** | (ADDRESS) **Gallatin, TN 37066** | |
| (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, **MISTY MEADOWS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 20 on the plan of E.T. Brown Trustee's Subdivision of an 18 acre tract on the Charlotte Pike, of record in Book 332, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 20 fronts 50 feet on the easterly side of Cowan Avenue and runs back between parallel lines 192 feet to an alley.

Being the same property conveyed to MISTY MEADOWS PROPERTIES, LLC by deed from THE 518 EASTBORO DRIVE TRUST, FIRST JORDAN, LLC, AS TRUSTEE, of record in Instrument No. 20101029-0086812, dated October 28, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 332, page 126 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **518 EASTBORO DRIVE, 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 20th day of January, 2026.

**MISTY MEADOWS PROPERTIES, LLC**
**A Tennessee Limited Liability Company**

DeDee Brickner, sole member

**By: DEEDEE BRICKNER, SOLE MEMBER**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DEEDEE BRICKNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **MISTY MEADOWS PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **MISTY MEADOWS PROPERTIES, LLC,** by herself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2026.

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

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deborah J. Cohen
**Notary Public**

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 1/20/26.

Date

Affiant Signature

1/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of January, 2026.

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)