WARRANTY DEED

Karen Johnson Davidson County
Batch# 1372959 DEEDWARR
01/23/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,884.63
20260123-0005830

File No. KS-25-12068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,049,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st 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
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Penman and Tasheena Penman	**New Owner**	
(NAME)	(NAME)	
920B 14th Avenue South	**Property**	105-01-0H-002.00-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 **Allen Penman and Tasheena Penman, Husband and Wife, As Tenants by the Entirety**, 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 No. B on the Plan of Homes at 920 14th Avenue South, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 920 14th Avenue South, a Horizontal Property Regime with Private Elements, at Instrument No. 20250204-0008182, 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 a portion of the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Jan Pass and Minna Gioia of record in Instrument No. 20151229-0130706 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 29, 2015; and within the same Deed, Christy W. Ivey, Trustee conveyed said interest unto Minna Cook Gioia and spouse, Bradford Gioia.

Being a portion of the same property conveyed to Bradford Gioia and Minna Cook Gioia, Co-Trustees of the GIOIA TENNESSEE COMMUNITY PROPERTY TRUST U/A/D June 17, 2021 by Quitclaim Deed from Minna Cook Gioia and spouse, Bradford Gioia of record in Instrument No. 20210713-0094259 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on July 13, 2021.

Being a portion of the same property conveyed to Phillips Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bradford Gioia and Minna Cook Gioia, Co-Trustees of Gioia Tennessee Community Property Trust u/a/d June 17, 2021 dated June 17, 2021 of record in Instrument No. 20241216-0097570 Register's Office for Davidson County, Tennessee, dated December 16, 2024 and recorded on December 16, 2024.

This is property more commonly known as 920B 14th Avenue South, 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 21st day of January, 2026.

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, Manager 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, Manager 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, Tenn, this 21st day of January, 2026.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 9, 2026



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 **1/21/26**.

Date

Affiant Signature

1/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **January**, 20**26**.

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)