Karen Johnson Davidson County
Batch# 1373151 DEEDWARR
01/23/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $877.64
20260123-0006055

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $237,200.00 Affiant Subscribed and sworn to before me, this 23rd day of January, 2026. Notary Public My commission expires: 01/30/2026 JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 3201 Towne Village Trust	**New Owner**	**15011002900**
PO BOX 695		
Madison, TN 37116		

FOR AND IN 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 ACKNOWLEDGE, WE,

Phyllis Thomas, Personal Representative of the Estate of Phillip M. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 3201 Towne Village Trust

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. 138, The Plan of Towne Village of the Country, Section 2, of record in Book 5200, Pages 176 & 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Phillip M Thomas, unmarried, by Quitclaim Deed from Robert L M Conley, Jr, unmarried, and Phillip M Thomas, unmarried, as joint tenants with right of survivorship, dated December 16, 2014, of record in Instrument No. 20150115-0004355, in the Register's Office for Davidson County, Tennessee. Phillip M Thomas died testate on July 25, 2025. By Last Will and Testament admitted to probate in the Circuit Court of Davidson County,Tennessee, No. 25P1960, the Testater directed that his real property be sold with the proceeds to be distributed pursuant to the terms of said Last Will and Testament.

Further being the same property conveyed to Robert L M Conley, Jr, unmarried, and Phillip M Thomas, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Samuel M Edmondson, Jr and Bernice M Edmondson, husband and wife, dated December 22, 2003, of record in Instrument No. 20031230-0183576, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3201 Towne Village Rd, Nashville, TN 37013.

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 in 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.

Phyllis M. Thomas Date: 1/22/26
Phyllis Thomas
Personal Representative of the Estate of Phillip M. Thomas

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **PHYLLIS THOMAS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Personal Representative of the Estate of Phillip M. Thomas and that she is authorized by the Estate of Phillip M. Thomas to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of January 2026.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 1/22/26 (date of document).

Affiant Signature

1/23/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY