Karen Johnson Davidson County
Batch# 1379178 DEEDWARR
02/11/2026 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260211-0010716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2026.

S Hahn
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

T-CB-25-4932

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Phelps	New Owner	
(NAME)	(NAME)	**161-10-0A-215.00-CO**
4932 Yorkshire Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ANITA KATHERINE SPATZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW PHELPS, UNMARRIED MAN,** 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. 320 on the Plan of Phase Three, Villages of Brentwood of record in Plat Book 6250, Page 918, 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 Anita Katherine Spatz, unmarried by Warranty Deed from Barbara C. Hubbard, unmarried of record in Instrument No. 20100108-0002000 Register's Office for Davidson County, Tennessee, dated January 04, 2010 and recorded on January 08, 2010.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, page 495, Book 6852, page 497, Book 7207, page 251 and Book 8507, page 831,, Register's Office for Davidson County, Tennessee.
- Charter for Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to Tennessee Valley Authority of record in Book 2338, page 222, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6310, page 961, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Villages of Brentwood Homeowner's Association of record in Book 9397, Page 982 and Book 9718, page 624, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to Tennessee Valley Authority of record in Book 2338, page 226, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5753, page 913, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Valley Authority of record in Book 2335, Page 221, in the Register's Office for Davidson County, Tennessee.
- Easements in favor of Piedmont Natural Gas Company, Inc. of record in Instrument No. 20160923-0100757, in the Register's Office for Davidson County, Tennessee.
- Agreement for Participation in Huntington Park Trunk Sewer Easement of record in Book 6699, page 752, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.

- Easements in favor of Piedmont Natural Gas Company, Inc. of record in Instrument Number 20130419-0039360, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4932 Yorkshire Rd., Nashville, Tennessee 37211**.

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 6th DAY OF FEBRUARY, 2026.

Anita Katherine Spatz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA KATHERINE SPATZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of February, 2026.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Linzie Hahn, 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 2/6/26.

Date

L Hahn

Affiant Signature

2/6/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 6th day of February, 2026.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028