WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379429 DEEDWARR
02/12/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20260212-0011155

File No. KS-26-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028

(AFFIX SEAL)

Andrew Suzore State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Alan Farmer	Lance Alan Farmer	
(NAME)	(NAME)	
3195A Doak Avenue	3195A Doak Avenue	080-04-0I-0-0100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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 **Lance Alan Farmer, an umarried man**, 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:

Certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 3195 Doak Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3195 Doak Avenue, a Horizontal Property Regime, of record in Instrument Number 20250402-0024822, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on "Exhibit B" to said Declaration, and Corrected by Scrivener's Affidavit of record in Instrument Number 20251028-0085901, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property conveyed to Phillips Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Daniel J. Snyder, married, of record in Instrument Number 20250904-0070635, Register's Office for Davidson County, Tennessee, dated September 3, 2025 and recorded on September 4, 2025.

This is property more commonly known as 3195A Doak Avenue, Nashville, TN 37218.

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 9th day of February, 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 TN, this 9th day of February, 2026.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8. 2028

KS 2601[illegible] Warranty Deed

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 **2/9/26**.

Date

Affiant Signature

2/9/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **February**, 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)