Karen Johnson Davidson County
Batch# 1384724 DEEDWARR
02/23/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20260223-0014351

WARRANTY DEED

File No. KS-26-1166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 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 & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Virginia Settle	**New Owner**	
(NAME)	(NAME)	
6300A American Court	**Property**	090-12-0J-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **Mary Virginia Settle, an unmarried woman**, 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 6300 American Court, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241202-0093565, 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 Debbie S. Evans by Warranty Deed from Ira G. Buttrey, (now deceased) and wife, Nettie M. Buttrey of record in Instrument No. 20031013-0151366 Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 13, 2003.

Being the same property conveyed to Michelle Juneau, married and Tyler Evans, unmarried by Quitclaim Deed from James Shand, married to Debbie S. Evans, and Michelle Juneau, as Attorney in Fact for Deborah Sue Evans of record in Instrument No. 20210114-0006154 Register's Office for Davidson County, Tennessee, dated January 07, 2021 and recorded on January 14, 2021.

Being part of the same property conveyed to Phillips Builders, LLC, a Tennessee limited liability company by Warranty Deed from Michelle Juneau, married and Tyler Evans, unmarried, dated November 25, 2024 and recorded November 25, 2024 in Instrument No. 20241125-0092091, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 6300A American Court, Nashville, TN 37209.

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 18th day of February, 2026.

Phillips Builders, LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

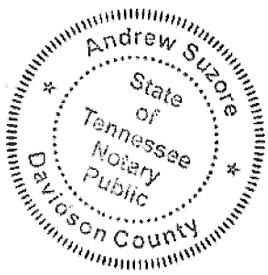
Before me, Andrew Suzore of the state and county mentioned, personally appeared Emma Phillips, Manager of Phillips Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Phillips Builders, 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 18th day of February, 2026.

_____
Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028



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 **2/18/26**.

Date

Affiant Signature

2/18/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** 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)