WARRANTY DEED

File #26-143

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1403277 DEEDWARR
04/08/2026 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260408-0028267

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sebastian Enrique Lopez Juarez	NEW OWNER	148-14-0-290.00
(NAME) 141 Colemont Dr.	(NAME)	
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(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, **Amy Elizabeth Phillips, Trustee of the Amy Phillips Solo 401(k) Plan,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sebastian Enrique Lopez Juarez, unmarried** HEREINAFTER CALLED THE GRANTEE, HIS 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. 28 on the Plan of Colewood Acres, Section 5, of record in Plat Book 5200, Page 303, 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 Amy Elizabeth Phillips trustee of the Amy Phillips Solo 401(k) Plan by Warranty Deed from Charles Robert Dietrick, Jr and Patricia Ann Dietrick, as co-trustees of the Charles and Patricia Dietrick Living Trust U/A dated March 1, 2019 of record as Instrument No. 20210817-0110870, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 141 Colemont Dr, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 1st day of April, 2026.

Amy Phillips Solo 401(k) Plan

By: Amy Elizabeth Phillips, Trustee
Amy Elizabeth Phillips, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amy Elizabth Phillips, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Amy Phillips Solo 401(k) Plan, and is authroized by the trust document to execute this instrument on it behalf.

Witness my hand and seal, at office in Brentwood, Tennessee, this 1st day of April, 2026.

Notary Signature

Printed Name: DANIEL HEARD

My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A Mason, 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 4/1/26

Affiant Signature

4/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of April, 2026

Notary's Signature

(Notary Seal)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

My Commission Expires: 3.6.29