WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404777 DEEDWARR
04/13/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,301.40
20260413-0029866

File No. KS-26-1371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

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
Jenna Lynch	Jenna Lynch	
(NAME) 2109A Carter Avenue	(NAME) 2109A Carter Avenue	083-03-1O-001.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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 **Jenna Lynch, 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 A on the Plan for Twentyone-Nine Carter Avenue, a Horizontal Property Regime with Private Element of record in "Exhibit B" in the Declaration of Covenants, Conditions, and Restrictions recorded as Instrument No. 20220617-0069845, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to R & J Holding LLC, a Tennessee limited liability company by Warranty Deed from Francis W. Jones, married, dated May 5, 2022 and recorded May 11, 2022, of record in Instrument No. 20220511-0053542, Register's Office of Davidson County, Tennessee.

Being a portion of the same conveyed to Thomas Haehn by Quitclaim Deed from JP Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20240702-0049979 Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on July 02, 2024.

Being a portion of the same property conveyed to Phillips Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Thomas Haehn, an unmarried man, of record in Instrument No. 20240723-0055219 Register's Office for Davidson County, Tennessee, dated July 19, 2024 and recorded on July 23, 2024.

This is property more commonly known as 2109A Carter Avenue, Nashville, TN 37206.

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 8th day of April, 2026.

Phillips Builders LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Madeline Wilson 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 this 8th day of April, 2026.

_____
Notary Signature

Printed Name: Madeline Wilson

My commission expires: _____



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 **4/8/26**.

Date

Affiant Signature

4/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **April**, 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)