WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404779 DEEDWARR
04/13/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,478.63
20260413-0029869

File No. KS-26-1185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,900.00

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
Trevor Lee Greer and Natalie Nicole Steel	Trevor Lee Greer and Natalie Nicole Steel	
(NAME) 664 Vernon Avenue	(NAME) 664 Vernon Avenue	091-05-0-146.00 (part of)
(ADDRESS) Nashville, TN 37209	(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 **Trevor Lee Greer and Natalie Nicole Steel, husband and wife, as joint tenants**, 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 662 Vernon Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250922-0075545, 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 a portion of the same property conveyed to Ali R. Dashtizadeh, a married person by Warranty Deed from Arnold Kevin Carroll and wife, Patti L. Carroll of record in Book 9532, Page 130, Register's Office for Davidson County, Tennessee, dated November 21, 1994 and recorded on November 30, 1994.

Ali R. Dashtizadeh died on or about September 17, 2023. Estate being duly entered into Probate in Davidson County, Tennessee under Docket No. 23P-2064. For further reference see Affidavit of Heirship of record in Instrument No. 20250910-0072182, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James R. Dashtizadeh by Personal Representative's Quitclaim Deed from James R. Dashtizadeh, Personal Representative of record in Instrument No. 20241015-0079943 Register's Office for Davidson County, Tennessee, dated October 15, 2024 and recorded on October 15, 2024.

Being part of the same property conveyed to Phillips Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from James R. Dashtizadeh of record in Instrument No. 20250910-0072183 Register's Office for Davidson County, Tennessee, dated September 9, 2025 and recorded on September 10, 2025.

This is property more commonly known as 664 Vernon Avenue, 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 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)