Karen Johnson Davidson County
Batch# 1422825 DEEDWARR
05/20/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260520-0045524

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $585,000.00

Affiant

Subscribed and sworn to before me, this 15 day of May, 2026.

Notary Public
My commission expires: 9-5-2028

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

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Dexter D. Evans**<br>**Alexandria Evans** | New Owners | **05812001400** |
| **3615 Fairmeade Dr** | | |
| **Nashville, TN 37218** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Karyn Phillips, single**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Dexter D. Evans and Alexandria Evans, a married couple**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 26 on the Plan of Fairmeade Acres, as of record in Book 3700, Page 52, Register's Office for said County.

Said Lot fronts 106 feet on the southerly side of Fairmeade Drive and runs back 322.9 feet on the easterly line and 315.80 feet on the westerly line, to a dead line in the rear and measures 147.1 feet.

Being the same property conveyed to Karyn Phillips, by Quitclaim Deed from James Phillips, Sr, dated November 23, 2023, of record in Instrument No. 20240202-0007629, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (_____) property known as 3615 Fairmeade Dr, Nashville, TN 37218.

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 in 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.

Karyn Phillips Date: 5/15/2026
Karyn Phillips

_____ Date: _____

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Karyn Phillips, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of May, 2026.

CHINA HENDRIX
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/4/30
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 3/4/30

## 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 May 15, 2026.

Affiant Signature

5/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026