Karen Johnson Davidson County
Batch# 1427134 DEEDWARR
06/02/2026 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20260602-0049412

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 17 day of March, A.D., 2026, by and between

Brandon Norton and Lauren Norton, husband and wife

First Parties, and

Adam Nathaniel Phillips and Sara Manore Phillips, husband and wife
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Burkitt Place, Phase 1A, Section I, of record in Instrument No. 20060427-0049557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brandon Norton and Lauren Norton, husband and wife by Deed dated August 20, 2018 from Mary M. Dillard and Stephen Vance Dillard, wife and husband, recorded August 21, 2018, in Instrument Number 20180821-0082795, in the Official Records of Davidson County, Tennessee.

OWNER:
Adam Nathaniel Phillips and Sara Manore Phillips
8037 Canonbury Drive
Nolensville, TN 37135

RESPONSIBLE TAXPAYER:
Adam Nathaniel Phillips and Sara Manore Phillips
8037 Canonbury Drive
Nolensville, TN 37135

CLT # 186-04-0A-013-00

MR-CP-FI-3377

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Brandon Norton
Brandon Norton

× Lauren Norton
Lauren Norton

✓STATE OF Tennessee
✓COUNTY OF Davidson

Personally appeared before me, Brandon Norton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2026.
(seal)

✓Karen R. Campbell
Notary Public

My Commission Expires:✓ May 8, 2029

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2029

✓STATE OF Tennessee
✓COUNTY OF Davidson

Personally appeared before me, Lauren Norton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2026.
(seal)

✓Karen R. Campbell
Notary Public

My Commission Expires:✓ May 8, 2029

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2029

MR-CP-FI-3377

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 640,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 29th day of May, 2026.

Signature of Notary Public

Notary Seal

Printed Name of Notary

2/27/2029
Commission Expiration

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

MR-CP-FI-3377

Certificate of Authenticity

I, Alex McDaniel, 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 5/29/2026 (date of document).

Affiant Signature

Date: 5/29/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER