Karen Johnson Davidson County
Batch# 1427623 DEEDWARR
06/03/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260603-0050121

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

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

Notary Public

File No. KS-25-11622

MY COMMISSION EXPIRES: **7/3/28**
(AFFIX SEAL)

LUKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haylie Riner and Jackson Long	**New Owner**	
(NAME)	(NAME)	P/O 080-04-0-117.00
3199A Doak Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 **Haylie Riner, a single woman, and Jackson Long, a single man, as tenants in common with rights of survivorship**, 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. A on the Plan of Homes at 3199 Doak Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250402-0024817, 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 Daniel J. Snyder, married by Warranty Deed from Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, Daniel J. Snyder and Stephen A. Snyder, Jr. of record in Instrument No. 20231114-0088566 Register's Office for Davidson County, Tennessee, dated November 2, 2023 and recorded on November 14, 2023.

Being a portion of the same property conveyed to Phillips Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Daniel J. Snyder, married of record in Instrument No. 20250527-0041495, Register's Office for Davidson County, Tennessee, dated May 25, 2025 and recorded on May 27, 2025. Said Warranty Deed being corrected by Instrument Number 20250904-0070635, said Register's Office.

This is property more commonly known as 3199A Doak Avenue, Nashville, TN 37218.

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 1st day of June, 2026.

Phillips Builders, LLC, a Tennessee Limited Liability Company

By: _____
Emma Phillips, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A LICENSED NOTARY PUBLIC 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, Tennessee, this 1st day of June, 2026.

_____
Notary Signature

My commission expires: 07/03/2028



Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 6/1/26 (date of document).

Emilee Barrett
Affiant Signature

6/2/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

