WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427629 DEEDWARR
06/03/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260603-0050130

File #26-TC-0206-C

(SEAL)

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jay Phillips, Victoria Gillum, and Zachary Gillum	**New OWner**	
(NAME) **206 McKennell Drive**	(NAME) **515A Continental Dr**	**072 15 0 291.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LADONNA A. BOGGUSS, EXECUTRIX OF THE ESTATE OF MILDRED JONES,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

50% TO JAY PHILLIPS, MARRIED AND 50% TO VICTORIA GILLUM AND ZACHARY GILLUM, A MARRIED COUPLE, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the RESUBDIVISION OF PART OF LOTS 23 & 24, SHARPE & HORNS 6TH ADDITION, of record in Plat Book 3842, Page 211, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 75 feet on the Northerly side of McKennell Drive and extends back between lines 189 feet on the Easterly line and 187.7 feet on the Westerly line to a deadline in the rear measuring 69.9 feet thereon.

Being the same property conveyed to Edwin Worth Jones and wife, Mildred Jones, by Warranty Deed from James H. Witt and Clarence D. Witt, of record in Book 4774, Page 358, in the Register's Office of Davidson County, Tennessee, dated January 18, 1971, and recorded on January 18, 1971. The said Edwin Worth Jones died on December 24, 2020 leaving Mildred Jones as surviving Tenant by the Entirety. Mildred Jones died testate on November 25, 2025. LaDonna A. Boggess was appointed as Executrix under the Last Will and Testament, with authorization to convey real property as part of the probated Estate, see Case No. 26P656, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Nashville.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF LOTS 23 & 24, SHARPE & HORNS 6TH ADDITION, as recorded in Plat Book 3842, Page(s) 211.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND HORN'S 6TH ADDITION, as recorded in Plat Book 332, Page 118.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 206 McKennell Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th day of May, 2026.

Estate of Mildred Jones

By: LaDonna A. Bogguss
Ladonna A. Bogguss, Executrix

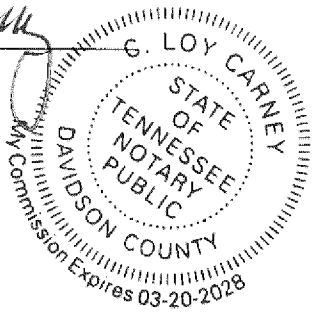
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, LaDonna A. Bogguss, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix of the Estate of Mildred Jones, and who further acknowledged that she is authorized to execute the within instrument as Executrix of said Estate.

Witness my hand, at office, this 12th day of May, 2026.

C. Loy Carney

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/18/2026** (date of document).

Affiant Signature

5/18/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **May**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

