Karen Johnson Davidson County
Batch# 1437553 DEEDWARR
06/24/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260624-0056932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tandler J. Phelps	NEW OWNER	108 08 0 093.00
(NAME)	(NAME)	
1004 Elm Ct	1004 Elm Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James S. Phelps, unmarried, and Jennifer L. Phelps, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tandler J. Phelps, a single person,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot 4, REVISED PLAT, Final Plat, SECTION 2 OF the EAST LAKE SUBDIVISION, as of record in Plat Book 5200, Page 299, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James S. Phelps and Jennifer L. Phelps, husband and wife, by Warranty Deed from Jo Anne A. Phelps (f/k/a Jo Anne Neal) and Paul E. Phelps, wife and husband, of record in Instrument No. 20080418-0039469, in the Register's Office of Davidson County, Tennessee, dated February 19, 2008 and recorded on April 18, 2008. Per Final Decree Docket No. 22D 491 dated May 9th, 2023, James S. Phelps and Jennifer L. Phelps are now divorced.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT SECTION TWO OF EAST LAKE SUBDIVISION, as recorded in Plat Book 5200, Page(s) 299.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO OF EAST LAKE SUBDIVISION, as recorded in Plat Book 5200, Page 294.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5689, Page 686.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1004 Elm Ct. Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 23rd day of June, 2026.

James S. Phelps

Jennifer L. Phelps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 2026, before me personally appeared James S. Phelps and Jennifer L. Phelps, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202606240056932

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 23rd day of June, 2026.

K. Thomas Sidwell
Date: 6/23/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 23 day of June, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY