Karen Johnson
Batch # 1444013
07/10/2026 03:06:34 PM
Fees: $13.00 Taxes: $3,326.30
Davidson County
DEEDWARR
2 pgs
20260710-0062550

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $899,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 9th day of July, 2026.<br><br>Notary Public<br><br>My commission expires: 1-22-29 |

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Zoe Huan Tu and<br>Adam Bryan Hendrix | Reliant Home Funding | 091-09-1J-001.00-CO |
| 5825 Maxon Avenue | 445 Broadhollow Rd #334 | |
| Nashville, TN 37209 | Melville, NY 11747 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZOE HUAN TU AND ADAM BRYAN HENDRIX, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5825A on the Plan of Homes at 5825 Maxon Avenue (A Horizontal Property Regime) of record in Exhibit "B" in the Declaration for Homes at 5825 Maxon Avenue (A Horizontal Property Regime) at Instrument No. 20241203-0093929, 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 Raymond Phillips and wife, Beverly Phillips by Installment Deed from Ora Lee Ray, a widow of record in Book 4815, Page 544, Register's Office for Davidson County, Tennessee, dated September 13, 1973 and recorded on May 15, 1974. The said Raymond Phillips having died on or about May 14, 1994, vesting Beverly Phillips as surviving tenant by the entirety.

Being a portion of the same property conveyed to Intuition Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Beverly Phillips, an unmarried woman of record in Instrument No. 20240701-0049045 Register's Office for Davidson County, Tennessee, dated June 24, 2024 and recorded on July 1, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5825 Maxon Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2026.

***Intuition Development, LLC, a Tennessee Limited Liability Company***
By: Intuition, LLC, its Sole Member

By: _____
Brandon C. Knox, Member

By: _____
Brett Diaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox and Brett Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Members of Intuition, LLC, the Sole Member of Intuition Development, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2026.

_____
Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029