RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1449014
07/20/2026 09:17:34 AM
Fees: $13.00 Taxes: $444.00

Davidson County
DEEDWARR
2 pgs

20260720-0065121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karyn Phillips	Same as New Owner	
(NAME)	(NAME)	
900 East Trinity Lane, Apt 124		069-00-0-242.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **HERITAGE BANK AND TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARYN PHILLIPS**, HEREINAFTER CALLED THE GRANTEES, 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:

Land in Davidson County Tennessee, being Lot No. 2 on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rock Home, LLC, a Tennessee limited liability company by Warranty Deed from Dwell Nash, LLC. a Tennessee limited liability company of record in Instrument No. 20220524-0059899 Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on May 24, 2022.

Being a portion of the same property conveyed to Rock Home, LLC, a Tennessee limited liability company by Quitclaim Deed from Wildflower Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20220725-0084890 Register's Office for Davidson County, Tennessee, dated July 7, 2022 and recorded on July 25, 2022.

Being a portion of the same property conveyed to Heritage Bank & Trust by Successor Trustee's Deed from Middle Tennessee Law Group, PLLC, a Tennessee limited liability company, Successor Trustee of record in Instrument No. 20260515-0043787 Register's Office for Davidson County, Tennessee, dated May 13, 2026 and recorded on May 15, 2026.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1519 E Stewarts LN, Nashville, TN 37218
(House Number) (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.

Witness my hand this 17th day of July, 2026

HERITAGE BANK AND TRUST

BY: _____

JACOB LOVE, SENIOR VICE-PRESIDENT AND CHIEF FINANCIAL OFFICER

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jacob Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Senior Vice-President and Chief Financial Officer of Heritage Bank and Trust, and that he as such Senior Vice-President and Chief Financial Officer of Heritage Bank and Trust, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2026.

Commission expires: 2/23/30

BEVERLY HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public

JW2026-940