Karen Johnson Davidson County
Batch# 1452499 DEEDWARR
07/29/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20260729-0069793

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is 180,000.00 Affiant Subscribed and sworn to before me, this 17th day of July, 2026. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Cornerstone Homes of TN Inc	**Capital Fund I, LLC ISAOA**	**16216005800**
1406 Bell Trace Dr	**14555 N Scottsdale Rd, Ste 200**	
Antioch, TN 37013	**Scottsdale, AZ 85254**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kristine M Phifer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cornerstone Homes of TN Inc, a Tennessee Corporation

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:

Land in Davidson County, Tennessee, being Lot No. 66-A, on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58 through 86, as of record in Plat Book 5200, Page 603, as amended in Book 6250, Page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristine M. Phifer, married, by Quitclaim Deed from Kenneth L. Phifer, married, dated January 27, 2003, of record in Instrument No. 20030203-0014862, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kenneth L Phifer and wife, Kristine M Phifer, by Deed from Maxie Patton, Trustee, dated May 16, 1991, of record in Book 8354, Page 884, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TVA Easement of record in Book 2876, Page 107 & as shown on Plat Book 5200, Page 603, said Register's Office.

Restrictions of record in Plat Book 6250, Page 615, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1406 Bell Trace Dr, Antioch, TN 37013.

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 in 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.

Kristine M Phifer Date: 7/14/26
Kristine M Phifer

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kristine M Phifer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July 2026, _____.

_____
NOTARY PUBLIC

My Commission Expires: 5/5/29

MARK B LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Mark Jackson, 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 7/16/26.

Date

Affiant Signature

7/16/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 16th day of July, 2026

Jennifer Russell
Notary's Signature
My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY