Karen Johnson Davidson County
Batch# 1464485 DEEDWARR
08/26/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260826-0079108

WARRANTY DEED

(SEAL)
CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2026.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 11/5/29

File #26-TL-5011-O

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)
Zachary Phillips and Brooke Phillips	LEGACY HOME LOANS, LLC	
(NAME)	(NAME)	**147 15 0M 001.00**
5011 Cherrywood Drive	408 HIGHWAY 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	WHITE HOUSE, TN 37188	
(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,

REGINA MARIE MINICUCCI AND ALEC MICHAEL MINICUCCI, WIFE AND HUSBAND,

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

ZACHARY PHILLIPS AND BROOKE PHILLIPS, HUSBAND AND WIFE,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of HOMES AT CHERRYWOOD & HIGHCREST, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing for HOMES AT CHERRYWOOD & HIGHCREST, a Horizontal Property Regime, of record in Instrument No. 20230221-0012068, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Regina Marie Minicucci and Alec Michael Minicucci, Wife and Husband, by Warranty Deed from Shawn Meehan, Trustee of The Shawn Meehan 401K Trust U/A/D January 1, 2021, of record in Instrument No. 20230901-0069013, in the Register's Office of Davidson County, Tennessee, dated August 30, 2023 and recorded on September 01, 2023.

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 PLAT OF WHISPERING HILLS, SECTION I, as recorded in Plat Book 2331, Page(s) 82, 83 and 84.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230221-0012068.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2481, Page 499.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5011 Cherrywood Drive, Nashville, TN 37211.

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 14th day of August, 2026.

Regina Marie Minicucci

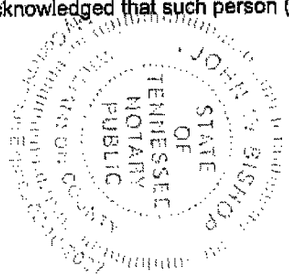
Alec Michael Minicucci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2026, before me personally appeared Regina Marie Minicucci, 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's (or persons') free act and deed.

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

Notary Signature
My commission expires:

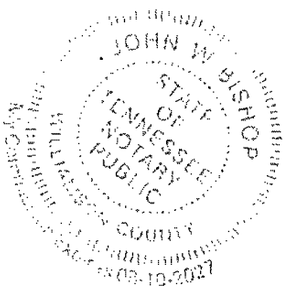


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2026, before me personally appeared Alec Michael Minicucci, 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's (or persons') free act and deed.

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

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 14. 2026

Affiant Signature

21st day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028