THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17730-BW	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2026 Kim Murray Notary Public MY COMMISSION EXPIRES: 2-23-30 (AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1466841 DEEDWARR
09/02/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260902-0081048

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bushman Community Trust	New Owner	
3517 Woodmont Blvd		171-02-0A-014.00-CO
Nashville, TN 37215		
(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, WE, **Anthony Phillips and Elizabeth Phillips, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wade Louis Bushman and Erinn Bushman, Trustees of the Bushman Community Trust dated October 2, 2024**

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 Unit No. 14 of the Plan of Brentwood Villa Condominiums, Phase I, as of record in Book 6900, Pages 4 and 5, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Phillips and Elizabeth Phillips, husband and wife by Warranty deed from Robert C. Cobb, a married man of record in Instrument No. 20190603-0052296 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **110 Villa View Ct, Brentwood, TN 37027**

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 our hands this the 27 day of August, 2026.

Anthony Phillips

Elizabeth Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony Phillips,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of August, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Phillips.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of August, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 8-27-26 (date of document).

Affiant Signature

8-27-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY