Karen Johnson Davidson County
Batch # 1471474 DEEDWARRSP
09/10/2026 11:22:25 AM 3 pgs
Fees: $18.00 Taxes: $921.49
20260910-0084022

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID:
JOHN S PHIPPS, JR. 4406 Forsythe Pl. Nashville, TN 37205	SAME	13103002600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $249,050.00.

AFFIANT

SUBSCRIBED AND SWORN to before me by W. Warner McNeilly III this 10th day of September 2026.

RHONDA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

Rhonda Fuller
Notary Public
My Commission Expires: 5/8/29

Whereas, Robert W Medaugh owned a one-half (1/2) undivided interest in certain property in Davidson County, Tennessee;

Whereas, Robert W Medaugh has died;

Whereas, the Last Will and Testament of Robert W Medaugh has been duly probated in the Probate Division of the Chancery Court of Williamson County Tennessee docket number 25PR-14766 and ROBERT E. PHIPPS has been appointed Executor;

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Nine Thousand Fifty Dollars ($249,050.00), the receipt of which is hereby acknowledged, ROBERT E. PHIPPS, EXECUTOR OF THE ESTATE OF ROBERT W. MEDAUGH, (hereinafter "Grantor") has this day bargained and sold and does hereby transfer and convey to JOHN S PHIPPS, JR., his heirs and assigns (hereinafter "Grantee") all of Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. Grantor covenants that except as may be provided on Exhibit "A," the real estate is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said real estate, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and itself, its successors and assigns, to warrant and forever defend the title to said interest in said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 8 day of September, 2026.

GRANTOR: Robert E Phipps, Executor

ROBERT E. PHIPPS, EXECUTOR OF THE ESTATE OF ROBERT W. MEDAUGH

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Before me personally appeared ROBERT E. PHIPPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he Executor of the Estate of Robert W. Medaugh and that he executed the within instrument as Executor for the purposes therein contained.

Witness my hand, this 8TH day of SEPTEMBER, 2026.

NOTARY PUBLIC
My Commission Expires: 7/31/2028

LEE MORROW
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Lone Oak Subdivision of record in Plat Book 5210, page 217 as amended in Book 5681, page 721, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY conveyed to John S Phipps, Jr. and Robert W. Medaugh and wife Nancy S. Medaugh by deed of record in Instrument No. 20030711-0096431, Register's Office for Davidson County, Tennessee. Nancy S. Medaugh predeceased Robert W. Medaugh and her interest vested in him.

This improved property is known as 4113-A Lone Oak Rd. Nashville, TN 37215.

This conveyance is subject to the following:

1. Plan of record in Book 5210, page 217 as amended in Book 5681, page 721, said Register's Office.

2. Easement of record in Book 5694, page 386 said Register's Office.