Karen Johnson Davidson County
Batch# 1478710 DEEDWARR
09/29/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $3,755.50
20260929-0090055

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,015,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2026.

Notary Public

My commission expires: 2/27/2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Workman Joint Revocable Trust dated June 27, 2023	same	090-16-4B-002.00-CO
6412B Premier Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN C. PHENICIE AND HEATHER D. PHENICIE, TRUSTEES OF THE PHENICIE LIVING TRUST DATED AUGUST 22, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER WORKMAN AND WHITNEY WORKMAN, TRUSTEES OF THE WORKMAN JOINT REVOCABLE TRUST DATED JUNE 27, 2023**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. B on the Plan of The Homes at 6412 Premier Drive, Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for The Homes at 6412 Premier Drive, Horizontal Property Regime with Private Elements, at Instrument No. 20220617-0069521, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Phenicie and Heather D. Phenicie, Trustees of the Phenicie Living Trust dated August 22, 2019, and any amendments thereto by Warranty Deed from MCH Construction of TN, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230825-0066596 Register's Office for Davidson County, Tennessee, dated August 21, 2023 and recorded on August 25, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 6412B Premier Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of September, 2026.

Phenicie Living Trust dated August 22, 2019

By: _____
John C. Phenicie, Trustee

By: Heather D. Phenicie
Heather D. Phenicie, Trustee

STATE OF TEXAS
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John C. Phenicie and Heather D. Phenicie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Phenicie Living Trust dated August 22, 2019, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2026.

NOTARY PUBLIC STATE OF TEXAS
CAROL BROWN
Notary ID # 1861774
My Commission Expires
October 06, 2028

Carol Brown
Notary Public

My Commission Expires: 10/06/2028

Certificate of Authenticity

I, Alex McDaniel, 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 9/24/2026 (date of document).

Affiant Signature

Date: 9/24/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24 day of September, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER