Karen Johnson Davidson County
Batch# 566173 DEEDWARR
02/02/2021 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20210202-0015068

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES: SEPTEMBER 02, 2024

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 09-02-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: JJD OZ Fund, LLC	SEND TAX BILLS TO: JJD OZ Fund, LLC	MAP-PARCEL NUMBERS
(NAME) P.O. BOX 60736	(NAME) P.O. BOX 60736	10501053200
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS) NASHVILLE, TN 37206	
(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, **Michelle Phillips Doster, Timothy Phillips, Darrell Phillips, Marilyn Phillips, Angela Joyce Phillips, Maurice Phillips, Gerry Phillips, Jeffery Phillips, Llewellyn Phillips** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JJD OZ Fund, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 29 on the Plan of Southside Park Estates, Section 1, as of record in Book 4460, Page 61, Register's Office for said County.

Said Lot No. 29 fronts 61.00 feet on the Northerly side of Archer Street and extends back 183.2 feet on the Easterly line and 183.2 feet on the Westerly line, to a dead line, measuring 61.00 feet thereon.

Being the same property conveyed to Timothy Phillips, Darrell Phillips, Marilyn Phillips, Angela Joyce Phillips, Maurice Phillips, Gerry Phillips, Jeffery Phillips, Michelle Phillips Doster and Llewellyn Phillips by Personal Representative's Quitclaim Deed from Michelle Phillips Doster, Personal Representative of the Estate of Loretta K. Phillips of record in Instrument No. 20210112-0004943 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on January 12, 2021.

Being the same property conveyed to Loretta Phillips, a single woman by Warranty deed from R.E. Hooper and John Harwell of record in Book 4819, Page 251, Register's Office for Davidson County, Tennessee, dated May 11, 1974 and recorded on May 28, 1974.

The said Loretta Phillips died January 16, 2020, her estate being administered through Davidson County Probate Court, Docket No. 20P764, now closed.

The said Jeffery Phillips is one and the same and erroneously referred to as Jeffrey Phillips in the aforementioned Personal Representative's Quitclaim Deed.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 4460, Page 61, Restrictions of record in Book 4575, Page 964, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1074 Archer St. Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of January, 2021.

Michelle Phillips Doster

Darrell Phillips

Timothy Phillips

Marilyn Phillips

Angela Joyce Phillips

Maurice Phillips

Gerry Phillips

Jeffery Phillips

Llewellyn Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michelle Phillips Doster, Timothy Phillips, Darrell Phillips, Marilyn Phillips, Angela Joyce Phillips, Maurice Phillips, Gerry Phillips, Jeffery Phillips, ~~Llewellyn Phillips~~** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of January, 2021.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Witness my hand this 29th day of January, 2021.

Llewellyn Phillips

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Llewellyn Phillips** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of January, 2021.

Notary Public

My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022