Karen Johnson Davidson County
Batch# 867128 DEEDWARR
06/03/2022 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,520.81
20220603-0064418

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $681,300.00.

Affiant

Subscribed and sworn to before me, this 27th day of APRIL, 2022.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2025

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
TAYLOR OTT 2021 EASTLAND AVENUE NASHVILLE, TN 37206	New Owner	083 06 0Q 009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pheil Chicago, LLC, An Illinois Limited Liability Company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Taylor William Ott, an unmarried man,** hereinafter called the Grantees, its successors and assigns, a 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 No. 9 of Eastland & Porter, previously identified as Eastland Court, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Eastland & Porter, previously identified as Eastland Court, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20141117-0106018 and amended in Instrument No. 20160408-0033850 and Instrument No. 20170829-0088715, 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 Pheil Chicago, LLC, An Illinois Limited Liability Company, by Warranty Deed from LVH3, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180629-0063069, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on June 29, 2018.

This property is improved property known as 2021 EASTLAND AVENUE, NASHVILLE, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,

covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 21 day of APRIL, 2022.

C. DAVID PHEIL, MANAGER

Acknowledgment

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. DAVID PHEIL, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained and that s/he is the MANAGER of PHEIL CHICAGO, LLC, and as the MANAGER of PHEIL CHICAGO, LLC, LLC has authority to so act.

Witness my hand and seal this 21st day of APRIL, 2022.

Notary Public
Commission expiration date: 11/08/22

MARY M MOFFITT NOTARY PUBLIC BUNCOMBE COUNTY, N.C. (SEAL) MY COMMISSION EXPIRES 5/10/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 27, 2022**.

Affiant Signature

April 27, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

27th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

