THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00 Affiant Subscribed and sworn to before me, this 18 day of September 2023. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1051715 DEEDWARR
09/19/2023 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230919-0073516

WARRANTY DEED

Address New Owner: E Phillips Investments LLC 4027 & 4029 Edwards Ave. 4031 & 4033 Edwards Ave Nashville, TN 37216	Send Tax Bills to: New owner 169 Cadence Trail Canton, GA 30115	Tax Parcel ID No. 061-10-0-055.00 061-10-0-211.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEAR BLUE EQUITY, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E PHILLIPS INVESTMENTS, LLC a Tennessee limited liability company** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

As to parcel 061-10-0-055.00:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Re-Subdivision of Lot No. 146 Maplewood Heights Subdivision, as of record in Book 5190 Page 427, Registers Office for Davidson County, Tennessee to which plan reference is herein made for a more complete legal description of the property.

As to parcel 061-10-0-211.00:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 146 Maplewood Heights Subdivision as of record in Plat Book 5190, Page 427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

As to parcel 061-10-0-055.00:
Address:4031 & 4033 Edwards Ave. Nashville, TN 37216

Being the same property conveyed to Clear Blue Equity, LLC, by Warranty deed from Ryan Glore of record in Instrument No. 20120323-0025084 Register's Office for Davidson County, Tennessee, and corrected by Scrivener's Affidavit recorded in Instrument No. 20120814-0072611 in the said Register's Office, dated February 28, 2012 and recorded on March 23, 2012.

As to parcel 061-10-0-211.00:
Address: 4027 & 4029 Edwards Nashville, TN 37216:

Being the same property conveyed to Clear Blue Equity, LLC by Warranty deed from Ryan Glore of record in Instrument No. 20120309-0020795 and corrected by Scrivener's Affidavit recorded on August 14, 2012, recorded Instrument No. 20120814-0072612, Register's Office for Davidson County, Tennessee, dated February 28, 2012 and recorded on March 09, 2012.

This is improved property commonly known as: **4027 & 4029 Edwards Ave. Nashville, TN 37216; 4031 & 4033 Edwards Ave. Nashville, TN 37216**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September 2023.

CLEAR BLUE EQUITY, LLC

By: Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **JENNIFER S. GHANEM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Authorized Representative of Clear Blue Equity, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of September 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11.2.26

True Copy Certification

I, **Pam Autry,** 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 this the 18th day of September, 2023.

Affiant Signature

Date 9/18/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

