Karen Johnson Davidson County
Batch# 1160745 DEEDWARR
07/23/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20240723-0055057

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $995,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2024.

Notary Public

My commission expires: 4.19.2027

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lisa Phillips and Thomas Phillips	**SIRVA Mortgage, Inc.**	**104-15-0M-002.00CO**
503 Little Channing Way	**6200 Oak Tree Blvd., Ste. 300**	
Nashville, TN 37212	**Independence, OH 44131**	

FOR AND IN 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,

Linden Row Residential, LLC, a DE limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Phillips and Thomas Phillips, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 503 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements of record in the Exhibit in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, 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 part of the property conveyed to Linden Row Residential, LLC, a Delaware limited liability company, by Special Warranty Deed from The Catholic Diocese of Nashville, dated July 17, 2018, of record in Instrument No. 20180725-0072484, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20190320-0025436, amended in Instrument No. 20190625-0061324, amended and restated in Instrument No. 20200928-0111136 and amended in Instrument No. 20210513-0064958, Register's Office for Davidson County, Tennessee.
c. All matters of record in Book 332, Page 56, in the Register's Office for Davidson County, Tennessee.
d. Agreement for Dedication of Public Right of Way of record in Instrument No. 20190228-0018364, in the Register's Office for Davidson County, Tennessee.
e. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190430-0040060, in the Register's Office for Davidson County, Tennessee.
f. Notice of Completion of record in Instrument No. 20201214-0147343, in the Register's Office for Davidson County, Tennessee.
g. Subject to rights of others in and to common areas/elements.
h. Subject to lien for special assessment contained in DCCR's/Master Deed.
i. Subject to HOA dues- if any.
j. All other easements and restrictions of record.

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.

This is improved property known as 503 Little Channing Way, Nashville, TN 37212.

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 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/our hand(s) this 19th day of July, 2024.

Linden Row Residential, LLC, a DE limited liability company
By: Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof

By: Scott Woosley
Scott Woosley, Manager

STATE OF MICHIGAN
COUNTY OF OAKLAND

Before me, the undersigned, of the state and county mentioned, personally appeared Scott Woosley, Manager of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, the within named bargainor, a Limited Liability Company, and that such Scott Woosley, Manager of of Electrical Capital Advisors III, LLC, a DE limited liability company, as the general partner thereof Linden Row Residential, LLC, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 17 day of JULY, 2024.

Toni Stambersky
Notary Signature
My commission expires: 5-2-27

TONI STAMBERSKY
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 05-02-2027
Acting in the County of OAKLAND

File #: 24-226
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

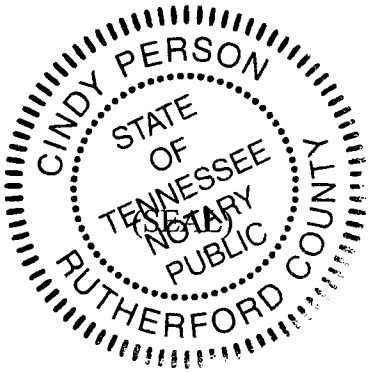
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-19-2024

Affiant Signature

7/23/2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 23 day of July, 2024.



Notary Public

My Commission Expires: 4-19-2027

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