Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Name and Address of New Owner:
Phillips Builders, LLC
2819 Bransford Avenue
Nashvhille, TN 37204

Karen Johnson Davidson County
Batch# 1160867 DEEDWARR
07/23/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240723-0055219

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Tricia Jones
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 083 03 1O 001.00 & 083-03-1O-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Haehn, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phillips Builders, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Units A and B of TwentyOne-Nine Carter Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TwentyOne-Nine Carter Avenue, a Horizontal Property Regime, of record in Instrument No. 20220617-0069845, in the Register's Office of 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 Thomas Haehn, by Quit Claim Deed from JP Investment Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20240702-0049979, in said Register's Office, dated June 25, 2024 and recorded on July 2, 2024, Thomas Haehn granted limited power of attorney to convey the property to R. Houston Akin in a Specific Power of Attorney for the Sale of Real Property, of record in Instrument No. **20240722-0054528**, said Register's Ofiice.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company, by Quit Claim Deed from R&J Holding, LLC, a Tennessee limited liability company, of record in Instrument No. 20240702-0049978, in said Register's Office, dated June 25, 2024 and recorded on July 2, 2024.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company, by Quit Claim Deed from R & J Holding, LLC, of record in Instrument No. 20230109-0001557, in the Register's Office of Davidson County, Tennessee, dated December 30, 2022 and recorded on January 09, 2023.

Being part of the same property conveyed to R & J Holding LLC, a Tennessee limited liability company, by Warranty Deed from Francis W. Jones, married, of record in Instrument No. 20220511-0053542, in the Register's Office of Davidson County, Tennessee, dated May 05, 2022 and recorded on May 11, 2022.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2024.

THOMAS HAEHN, BY R. HOUSTON AKIN, HIS ATTORNEY-IN-FACT
_____(SEAL)
Thomas Haehn by R. Houston Akin, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2024, before me personally appeared R. Houston Akin, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Thomas Haehn, the within named bargainor, and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thomas Haehn, the bargainor, by the said R. Houston Akin, as Attorney-in-Fact.

Witness my hand, at office, this 19th day of July, 2024.

CRYSTAL MARCRUM POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Notary Signature
My commission expires: July 7, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mackayla Gray
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Sworn to and subscribed before me this 19th day of July, 2024.

D Hardwick
Notary Signature
My commission expires:

Certificate of Authenticity

I, D Hardwick, 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 July 19, 2024.

D Hardwick
Affiant Signature

July 23, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of July, 20 24.

Notary's Signature

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)